



22 BLOOMSBURY GROVE | TIMPERLEY

OFFERS IN THE REGION OF £400,000

*****NO ONWARD CHAIN***** Occupying an enviable position within this quiet cul de sac ideally located within close proximity of Timperley village centre is this semi detached dormer bungalow. The accommodation briefly comprises enclosed porch, welcoming entrance hall, large sitting room plus separate dining room leading onto the rear conservatory, fitted kitchen and shower room/WC. To the first floor there is a second double bedroom and access to a large eaves storage area. Externally the driveway to the front provides off road parking and access to the detached garage and there are lawned gardens to the front and rear. Viewing is highly recommended.

POSTCODE: WA15 6NB

DESCRIPTION

This semi detached bungalow is ideally located within this quiet cul de sac within easy reach of Timperley village centre and occupies an enviable position towards the head of the cul de sac.

The accommodation is approached via the enclosed porch which leads onto the welcoming entrance hall which provides access to all ground floor rooms which feature a large sitting room towards the front whilst to the rear is a separate dining room with door leading onto the rear conservatory. From the conservatory there is access to the attractive rear gardens. Also positioned towards the rear of the property is the fitted kitchen with door to the side and the ground floor accommodation is completed by the second bedroom and the shower room/WC.

To the first floor from the landing area there is access to a large eaves storage area and also to the main bedroom with fitted wardrobes.

Externally to the front of the property the flagged drive provides off road parking and access to the detached garage and has an adjacent lawned garden with well stocked flowerbeds. To the rear is a patio seating area with lawns beyond and fence borders.

A superb bungalow in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Glass panelled front door.

ENTRANCE HALL

With glass panelled front door. Radiator. Ceiling cornice. Stairs to first floor.

SITTING ROOM

16'0" x 12'0" (4.88m x 3.66m)

With focal point of a living flame gas fire with stone surround and hearth. Double glazed window to the front. Radiator. Ceiling cornice. Television aerial point. Telephone point.

DINING ROOM

12'0" x 10'0" (3.66m x 3.05m)

With ceiling cornice. Under stairs storage cupboard. Radiator. PVCu double glazed door to:

CONSERVATORY

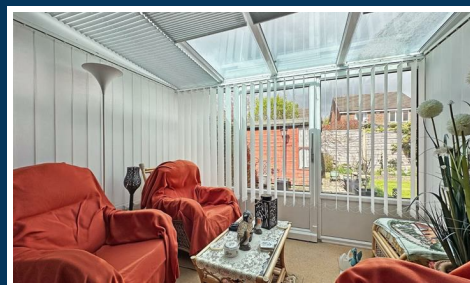
10'1" x 7'5" (3.07m x 2.26m)

PVCu double glazed door providing access to the attractive rear garden.

KITCHEN

9'11" x 9'6" (3.02m x 2.90m)

Fitted with a range of wall and base units with work surface over incorporating a stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Double glazed window to the rear. Double glazed door to the side. Tiled splashback. Radiator.



BEDROOM 2

10'0" x 9'6" (3.05m x 2.90m)

With fitted wardrobes and drawer. Double glazed window to the front. Radiator. Ceiling cornice.

SHOWER ROOM

6'9" x 6'0" (2.06m x 1.83m)

With a white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Radiator. Tiled walls and floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

FIRST FLOOR

LANDING

Access to large eaves storage area.

BEDROOM 1

12'0" x 10'10" (3.66m x 3.30m)

Double glazed window to the front. Fitted wardrobes. Radiator. Ceiling cornice. Telephone point.

OUTSIDE

GARAGE

Up and over door to the front. PVCu double glazed door to the rear.

To the front of the property the flagged drive provides off road parking and benefits from adjacent lawned gardens with well stocked flowerbeds. Immediately to the rear is a patio seating area with delightful lawned gardens beyond with fence borders. There is also an external water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Band "D"

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

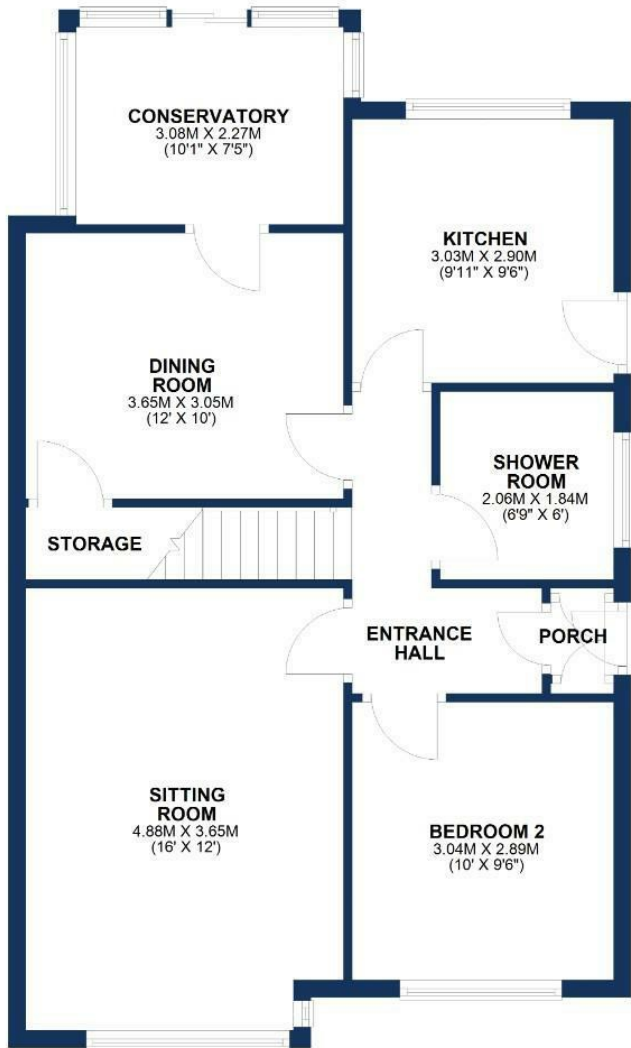
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 71.2 SQ. METRES (766.3 SQ. FEET)



FIRST FLOOR

APPROX. 44.5 SQ. METRES (479.5 SQ. FEET)



TOTAL AREA: APPROX. 115.7 SQ. METRES (1245.8 SQ. FEET)

(note: includes eaves storage)

Floorplan for illustrative purposes only



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