

IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



121 GROVE LANE | TIMPERLEY

OFFERS OVER £425,000

NO ONWARD CHAIN A beautifully presented period terraced cottage set within an ideal location. The accommodation briefly comprises entrance vestibule, entrance hall, front living room, full width breakfast kitchen with separate pantry cupboard and opening onto a large rear conservatory with double doors leading onto the rear gardens. To the first floor there are two excellent double bedrooms and bathroom/WC. Off road parking within the driveway to the front whilst to the rear there is a resin footpath and seating area with artificial lawned gardens all enjoying a high degree of privacy. Viewing is highly recommended to appreciate the accommodation on offer.

POSTCODE: WA15 6PN

DESCRIPTION

Viewing is essential to be able to appreciate the standard of accommodation on offer within this ideally located charming terrace cottage.

The accommodation is approached via a large entrance vestibule which leads onto the entrance hall. To the front of the property there is separate living room with a focal point of a cast iron fireplace and the living room opens onto the full width kitchen with access to a large pantry cupboard and with archway opening onto an impressive open conservatory with room for both living and dining suites. Conservatory then provides access onto the rear gardens. To the first floor there are two double bedrooms and bathroom/WC.

To the front of the property there is off road parking within the driveway whilst to the rear there is a resin seating area with artificial lawned gardens beyond all enjoying a high degree of privacy.

The location is ideal being within walking distance of Timperley village centre and the property also lies within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Composite front door. PVCu double glazed window to the side. Laminate wood flooring. PVCu double glazed door to:

ENTRANCE HALL

Stairs to first floor. Radiator. Telephone point.

LIVING ROOM

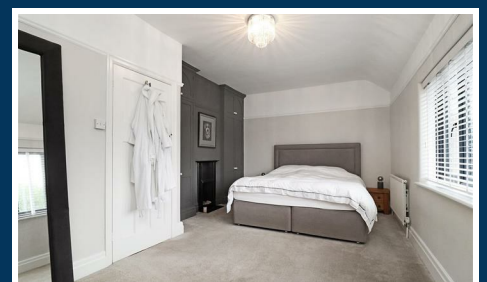
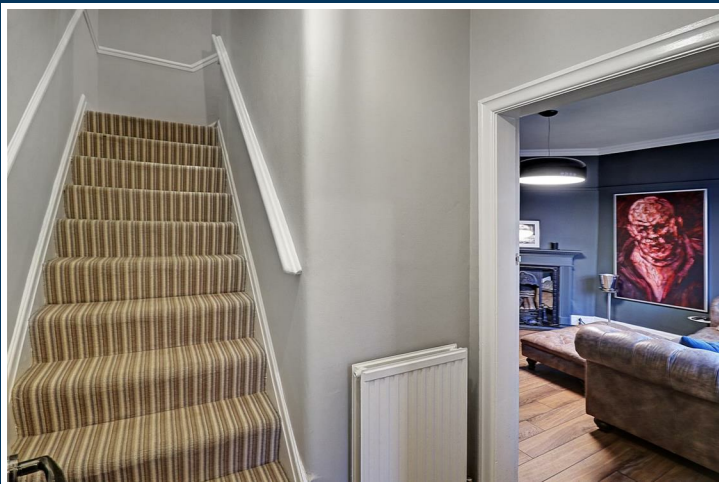
13'11" x 12'5" (4.24m x 3.78m)

With a focal point of a cast iron fireplace with tiled hearth. PVCu double glazed window to the front with leaded effect top lights. Radiator. Underfloor heating. Television aerial point. Dado rail. Ceiling cornice. Under stairs storage cupboard. Double glassed panelled doors to:

KITCHEN

17'1" x 8'4" (5.21m x 2.54m)

Fitted with a comprehensive range of light wood wall and base units with a heat resistant work surface over incorporating 1 ½ bowl stainless steel sink unit with drainer. Space for cooker. Space for fridge freezer. Plumbing for washing machine. Space for dishwasher. Extractor hood. Tiled splash back. Radiator. Pantry cupboard housing combination gas central heating boiler and with opaque PVCu double glazed window to the rear. Tiled floor. Opening to:



CONSERVATORY

14'4" x 13'8" (4.37m x 4.17m)

A large open plan area with ample space for living and dining suite. Laminate flooring. Three radiators. Television aerial point. Recessed low voltage lighting. Double doors leading onto the rear gardens.

FIRST FLOOR

LANDING

BEDROOM 1

18'0" x 10'10" (5.49m x 3.30m)

With fitted wardrobes. Cast iron fireplace with tiled hearth. PVCu double glazed window to the front. Two radiators. Picture rail.

BEDROOM 2

12'2" x 8'4" (3.71m x 2.54m)

PVCu double glazed window overlooking the rear gardens. Radiator.

BATHROOM

8'7" x 8'4" (2.62m x 2.54m)

Fitted with white suite with chrome fittings comprised with panelled bath with main shower over, WC and vanity wash basin with adjacent work surface. Radiator. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Tiled splash back.

OUTSIDE

To the front of the property there is off road parking with three cars in the driveway. To the rear and accessed via the conservatory there is a resin seating area with artificial lawned gardens. There is gated access to a side passage. The rear gardens benefit from a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

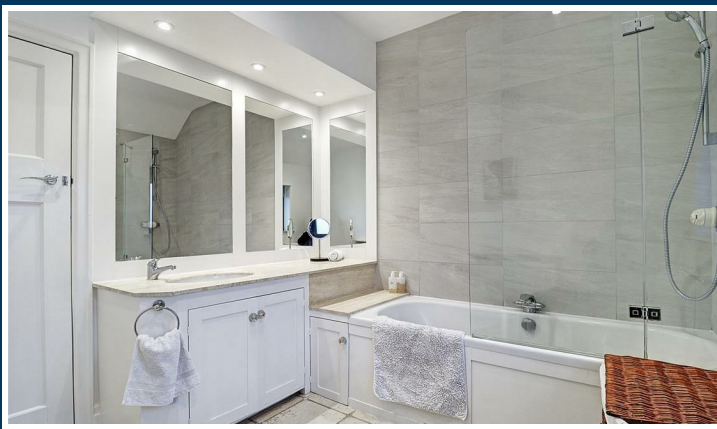
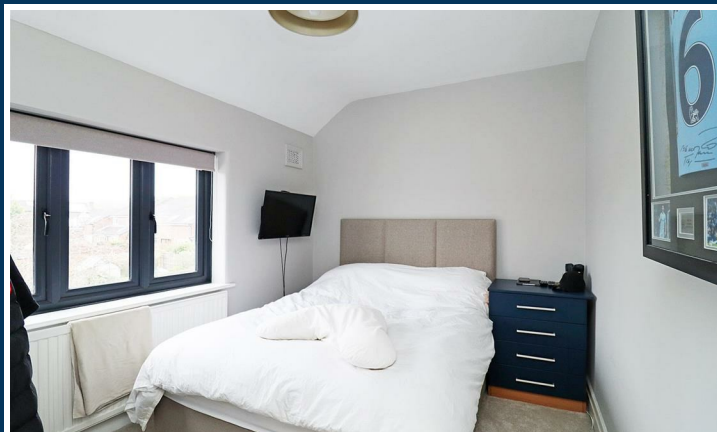
Band "C"

TENURE

We are informed the property is held on Freehold basis. 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.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR

APPROX. 54.6 SQ. METRES (587.5 SQ. FEET)



FIRST FLOOR

APPROX. 40.8 SQ. METRES (439.2 SQ. FEET)



TOTAL AREA: APPROX. 95.4 SQ. METRES (1026.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM