

28 LIME GROVE, TIMPERLEY



Offers over £550,000



A Substantially Extended And Beautifully Appointed Semi-Detached Period Home

An extended and beautifully appointed semi-detached cottage with exceptional gardens to the rear which need to be seen to be appreciated. The accommodation briefly comprises enclosed porch, front sitting room, family room, impressive open plan living dining kitchen with bi-folding doors to the rear gardens, utility room and separate WC, three bedrooms and bathroom to the first floor. Off road parking within the driveway and extensive gardens laid mainly to lawn to the rear enjoying a high degree of privacy. Viewing is essential to appreciate the standard of accommodation on offer.

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DIRECTIONS

POSTCODE: WA15 6PJ

Travelling from our Timperley office proceed towards the village and continue straight through the traffic lights and then bear right into Grove Lane and take the first turning right into Lime Grove where the property can be found on the right hand side.

DESCRIPTION

Lime Grove is a cul de sac containing period houses of a similar age and varying design combining to create an attractive and mature setting with the grove lined with trees and ideally located within walking distance of Timperley village centre.

Built in the 19th century this semi-detached cottage style home has been improved with an extension to the rear creating a superb open plan living space all fitted with modern contemporary fittings. The accommodation is tastefully appointed and an enclosed porch leads onto a sitting room towards the front which then leads onto a separate family room with a focal point of a solid fuel burner with an exposed brick chimney breast and hearth. Towards the rear is the impressive open plan living dining kitchen with a range of quality integrated appliances and central island and with bi-folding doors leading onto the extensive gardens at the rear. Adjacent to the kitchen area there is a separate utility room with a door leading onto the front driveway and also access to the cloakroom/WC. To the first floor there are three bedrooms and modern bathroom/WC.

Externally towards the front of the property the block paved driveway provides off road parking continuing to the side where there is gated access to the rear and a door leading to the utility room.

To the rear and accessed via the open plan living dining kitchen via bi-fold doors there is a block paved seating area with extensive lawned gardens beyond with well stocked flower beds all enjoying a high degree of privacy and also enjoying the sun all day.

The location is ideal being within walking distance of Timperley village centre and also with highly regarded primary and secondary schools within walking distance.

An appointment to view is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Glass panelled front door. Tiled floor.

SITTING ROOM

13'8" x 11'1" (4.17m x 3.38m)

PVCu double glazed window to the front. Radiator. Ceiling cornice. Recessed low voltage lighting. Television aerial point.

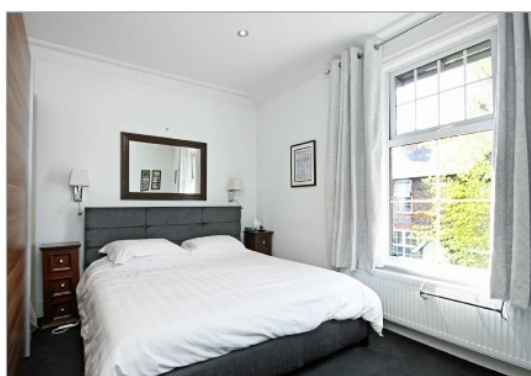
FAMILY ROOM

16'2" x 13'6" (4.93m x 4.11m)

With a focal point of an exposed brick chimney breast fireplace and hearth housing a solid fuel burner. PVCu double glazed window to the side. Natural wood flooring. Ceiling cornice. Radiator. Television aerial point. Spindle balustrade staircase to first floor.

OPEN PLAN LIVING DINING KITCHEN

28'2" x 10'9" (8.59m x 3.28m)



An impressive open plan area which truly is the heart of the home and incorporates a comprehensive range of high gloss units with granite work surfaces over incorporating a 1 1/2 bowl sink unit plus central island with NEFF hob and de dietrich extractor fan. Integrated NEFF oven/grill plus combination microwave oven, integrated fridge freezer and dishwasher. Under floor heating throughout plus two radiators. Six velux windows to the rear. Tiled splash back. Television aerial point. Telephone point. Ample space for living and dining suite.

UTILITY

9'7" x 6'11" (2.92m x 2.11m)

With hard wood door to the front . PVCu double glazed window to the side. Tiled floor. Space for washing machine and dryer. Wall mounted gas central heating boiler.

CLOAK ROOM

With WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Half tiled walls. Tiled floor.

FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM ONE

13'8" x 11'1" (4.17m x 3.38m)

PVCu double glazed window to the front. Ceiling cornice. Radiator. Recessed low voltage lighting.

BEDROOM TWO

13' 9'1" (3.96m 2.77m)

Opaque PVCu double glazed window to the side. Two velux windows to the rear. Radiator.

BEDROOM THREE

9'7" x 6'5" (2.92m x 1.96m)

PVCu double glazed window to the side. Radiator.

BATHROOM

9'7" x 9'4" (2.92m x 2.84m)

Fitted with a modern white suite with chrome fittings comprising bath, separate corner shower enclosure, twin bowl vanity sink unit and WC. Opaque PVCu double glazed window to the side. Half tiled walls. Recessed low voltage lighting. Extractor fan. Tiled floor. Chrome heated towel rail. Under floor heating.

OUTSIDE

To the front of the property the block paved driveway provides off road parking towards the front and side. There is an external double power point and gated access to the rear. To the rear and accessed via the open plan living dining kitchen there is a large block paved seating area with extensive gardens beyond laid mainly to lawn and enjoying a high degree of privacy and an aspect to enjoy the sun all day. Well stocked flower beds.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

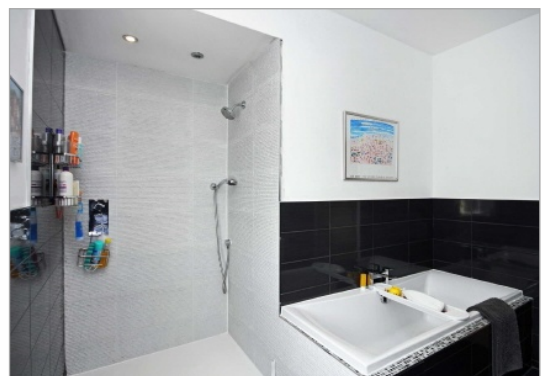
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TENURE

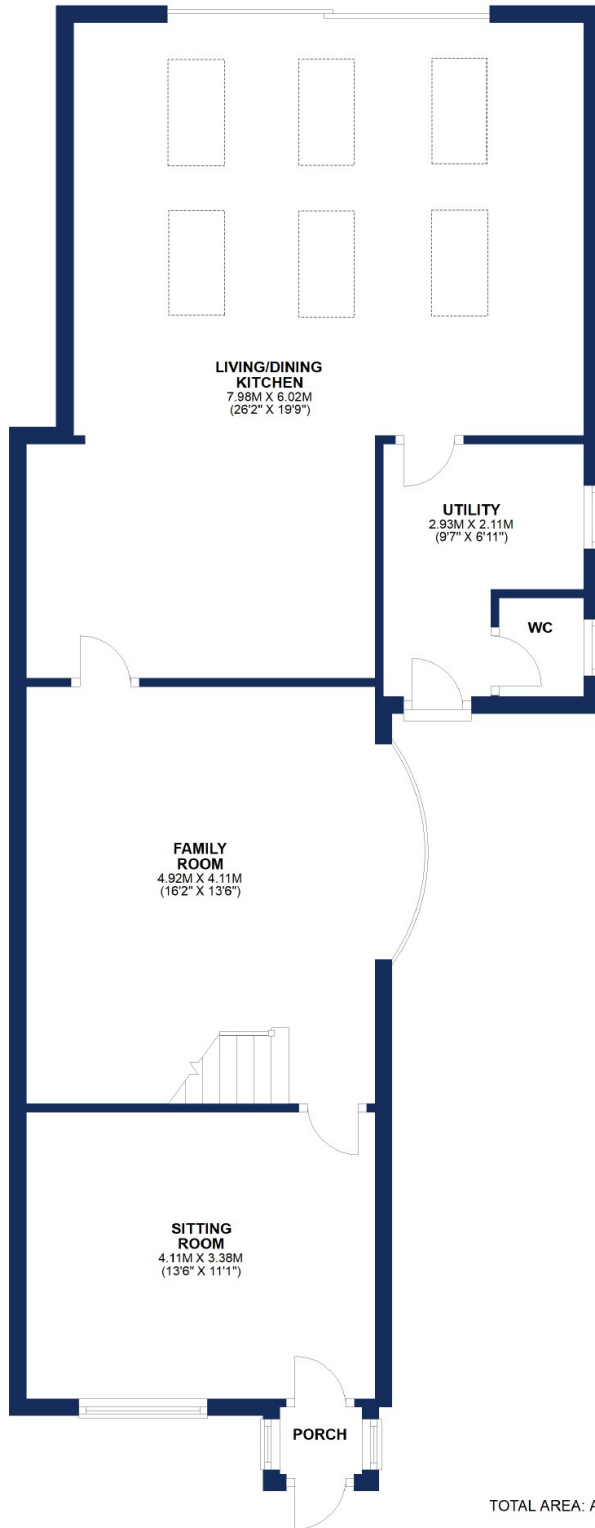
We are informed the property is held on a Freehold basis. This should be verified by your solicitor.

NOTE

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



GROUND FLOOR
APPROX. 84.8 SQ. METRES (913.0 SQ. FEET)



FIRST FLOOR
APPROX. 46.3 SQ. METRES (498.5 SQ. FEET)



TOTAL AREA: APPROX. 131.1 SQ. METRES (1411.5 SQ. FEET)
Floorplans For Illustrative Purposes Only

VIEWING

By appointment with one of our offices:

| | |
|---------------------------|-------------------|
| Monday - Friday | 9.00 am - 5.30 pm |
| Saturday | 9.00 am - 4.30 pm |
| Sunday (Hale & Timperley) | 12 noon - 4.30 pm |



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