



Grove Lane, Timperley, WA15
Offers In Excess of £800,000



Property Features

- Five Bedroom Detached House
- Catchment Area for Trafford Schools
- Off-Road Parking for Five Vehicles
- Re-Wired Throughout
- En Suite to Master Bedroom
- Double Glazed Throughout
- Downstairs WC and Three Additional Bathrooms
- Home Office and Utility Room Home Office and Utility Room
- Scope to Create Ground Floor Bedroom
- Access to Timperley Village From Rear



Full Description

An impressive five-bedroom detached house, offering off-road parking for five vehicles, a private rear garden with rear access to Timperley Village. The property has been recently modernised throughout, with a re-wire, new roof, newly fitted high-quality kitchen and is an adaptable family home. The additional downstairs space would allow for a home office and ground floor bedroom if required.

Conveniently located within catchment for and a short walk to Pictor Academy, Willows Primary, Forest Preparatory School, Wellington School and Elmscot Nursery. As well as being in catchment for Trafford's reputable grammar schools.



ENTRANCE HALL

24' 3" x 8' 2" (7.40m x 2.49m)

Upon entering the property from the front garden, you are greeted by a spacious entrance hall. The hall features wood-effect laminate flooring, recessed spotlighting, and a double-panel radiator.

From the entrance hall, a carpeted staircase leads to the first-floor accommodation. Wooden panelled doors lead off the entrance hall to the sitting room, office/cinema room, kitchen/diner, and downstairs WC. Additionally, there is access to an understairs storage cupboard.

KITCHEN/FAMILY ROOM

28' 4" x 18' 2" (8.66m x 5.55m)

The spacious kitchen/family room benefits from two sets of uPVC French doors leading into the rear garden, one flanked by uPVC double-glazed windows. There is also an additional uPVC double-glazed window to the rear aspect, flooding the room with natural light. The space features wood-effect laminate flooring, pendant lighting over the family space, and recessed spotlighting over the kitchen. One will also find a decorative gas fireplace with a marble hearth, which can be uncapped and used as a working gas fire or replaced with a multi-fuel stove. Two double-panelled radiators and a TV socket are also present.

The kitchen area is equipped with matching base and eye-level push-open storage units, as well as a freestanding island, all topped with a granite worktop. Integrated appliances include a dishwasher, recessed induction hob with an extractor fan, microwave, and oven. There is also space for an American-style fridge freezer and scope to fit a Range cooker. One can access the sitting room from the kitchen/family room via a set of wooden double doors with stained glass inserts; wooden panelled doors also lead off the kitchen to the utility room and entrance hall.



UTILITY ROOM

8' 3" x 6' 5" (2.53m x 1.96m)

The utility room is accessed through a wood-panelled door off the kitchen/family room. It provides ample space for a washing machine and dryer and also houses the boiler. The room features recessed spotlighting, wood-effect laminate flooring, a broadband connection point, and a small double-glazed window with frosted glass on the side aspect.



SITTING ROOM

19' 3" x 10' 7" (5.89m x 3.23m)

The sitting room is accessible from the entrance hall through a wood-panelled door or from the kitchen/family room via a set of wooden double-doors with stained glass inserts. The room features an impressive uPVC double-glazed window with stained glass patterns on the front aspect of the property and another uPVC double-glazed window on the side aspect, filling the room with natural light. The room has carpeted flooring, a pendant light fitting, additional recessed spotlighting, and two double-panelled radiators.



DOWNSTAIRS WC

5' 1" x 4' 11" (1.57m x 1.51m)

The downstairs WC is accessed from the entrance hall through a wood-panelled door. The room features fully tiled walls and is complemented by wood-effect laminate flooring and recessed spotlighting. It also features an extractor fan, a low-level WC, and a wall-mounted hand wash basin with storage under.



OFFICE/CINEMA ROOM

15' 11" x 8' 3" (4.87m x 2.53m)

The office/cinema room is accessed through a wood-panelled door off the entrance hall. Currently set up as an office, this versatile space has been designed for multiple uses. It boasts an impressive uPVC double-glazed window with stained glass patterns on the front aspect. The window has a white roller blind that doubles as a projection screen. The room features carpeted flooring, recessed spotlighting, a double-paneled radiator, and a conveniently located ceiling double-plug socket, perfect for a projector installation.

MASTER BEDROOM

14' 10" x 13' 1" (4.53m x 4.00m)

The master bedroom, accessed from the first-floor landing, is an impressive space featuring vaulted ceilings and a large uPVC arched statement window to the front aspect, complete with a made-to-measure blind. An additional uPVC double-glazed porthole window also offers a view to the front aspect, flooding the room with natural light. The bedroom is fitted with carpeted flooring, recessed spotlights, a double-paneled radiator, and ample storage space with cupboards on either side of the entrance. Access to the en-suite is provided through a wood-panelled door.



EN SUITE SHOWER

5' 6" x 5' 4" (1.69m x 1.65m)

The first en-suite is ideally situated off the master bedroom and is accessed through a wood-panelled door. The room features a uPVC double-glazed porthole window to the front aspect, part-tiled walls, laminate flooring, recessed spotlighting, an extractor fan, a low-level WC, a wall-mounted hand wash basin with storage under, a chrome towel rail, and a corner shower unit with built-in thermostatic shower.



BEDROOM TWO

10' 5" x 10' 0" (3.19m x 3.06m)

The second bedroom, accessed from the first-floor landing, features a large double-glazed uPVC window to the side aspect, providing plenty of natural light. The room includes spotlighting, carpeted flooring, a single-panel radiator, and a convenient built-in storage cupboard. Additionally, access to the second en-suite is easily gained through a wood-panelled door, enhancing the room's functionality and appeal.



EN SUITE SHOWER

5' 8" x 5' 4" (1.74m x 1.65m)

The second en-suite is ideally situated off the second bedroom and is accessed through a wood-panelled door. The room features part-tiled walls, laminate flooring, recessed spotlighting, a low-level WC, a wall-mounted hand wash basin with storage under, and a corner shower unit with a built-in thermostatic shower.



BEDROOM THREE

13' 6" x 9' 10" (4.14m x 3m)

The third bedroom, is again accessed from the first-floor landing, boasts a large double-glazed uPVC window overlooking the rear garden. This room features spotlighting, carpeted flooring, and a single-panel radiator.



BEDROOM FOUR

22' 3" x 8' 11" (6.79m x 2.74m)

Bedroom four is accessed from the first-floor landing to the right of the balustrade staircase. The room is thoughtfully divided by built-in wardrobes, creating two distinct spaces: one currently used as a bedroom and the other as a study. It boasts three uPVC double-glazed windows, two on the side aspect and one on the front, flooding the room with natural light and offering views over the bowling green. Additional features include spotlighting, carpeted flooring, and a double-panel radiator, ensuring a bright and comfortable living space.



BEDROOM FIVE

9' 7" x 9' 0" (2.94m x 2.76m)

Bedroom five is also accessed from the first-floor landing and boasts a large double-glazed uPVC window with views of the rear garden. Despite being the smallest of the five bedrooms, it offers ample space for a single bed. The room features spotlighting, carpeted flooring, and a single-panel radiator.



BATHROOM

6' 9" x 6' 10" (2.06m x 2.09m)

The main family bathroom is located off the first-floor landing and features a uPVC double-glazed frosted glass window to the side. This bathroom comprises fully tiled walls, tiled flooring, a central light fitting, a low-level WC, a wall-mounted hand wash basin, a wall-mounted bathtub with a chrome thermostatic shower over, an extractor fan, and a wall-mounted white heated towel rail.



EXTERNAL

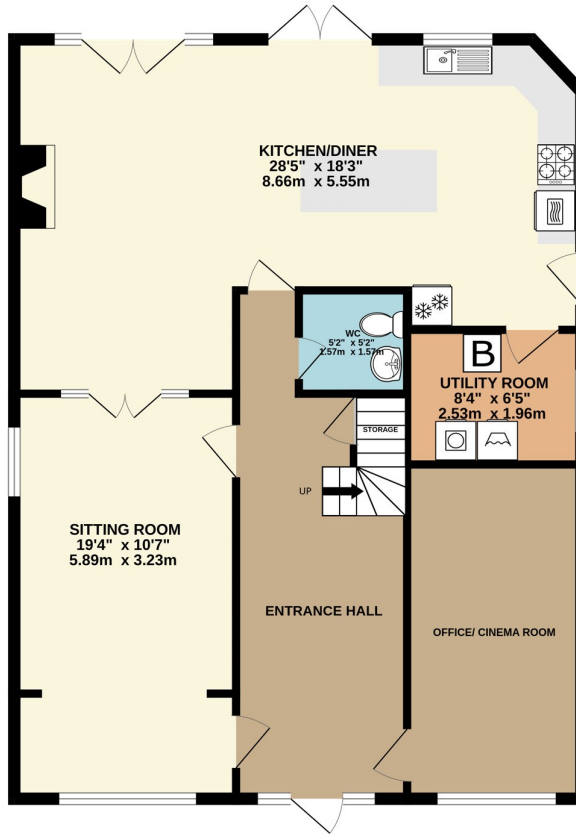
To the front of the property is a spacious front garden with a paved driveway, providing off-road parking for five vehicles. The garden is mainly paved and enclosed by mature hedges and trees on both sides.



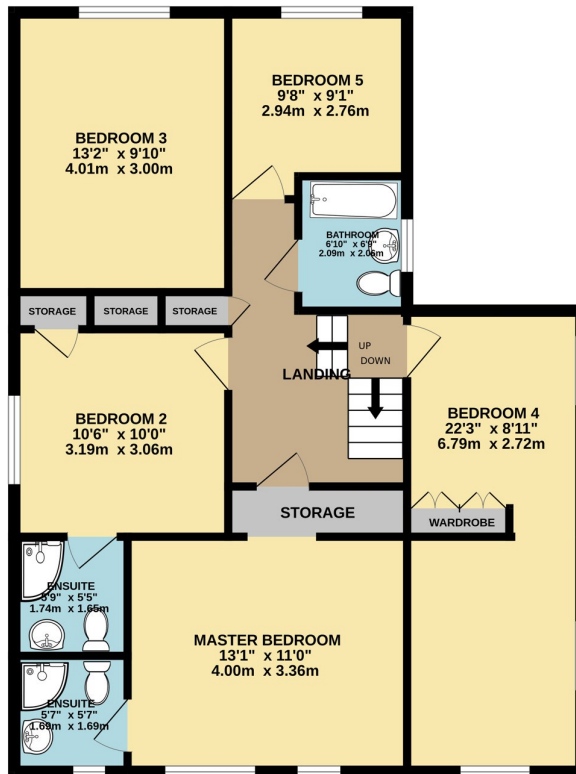
At the rear of the property, there is a spacious south-facing garden. The garden features a paved patio adjacent to the house and an additional patio area in the middle. On either side of a paved path, there are large lawn areas, enclosed on three sides by wooden panel fencing, mature trees, and shrubs. Towards the garden's rear, a gate leads to an alley providing convenient access to Timperley Village.



GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR
861 sq.ft. (80.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	80 C
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1831 sq.ft. (170.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

COMMON QUESTIONS

- 1. When was this property constructed?** The property was built in 1974. The current owners purchased the property in 1999.
- 2. Is this property sold freehold or leasehold?** The vendor has advised the property is sold freehold. Your legal advisor can confirm this.
- 3. How old is the boiler and when was it last serviced?** The boiler was replaced around 3 years ago, the immersion heater and pressuring tank are around 5 years old. The central heating system was serviced and safety tested about 3 months ago.
- 4. Has the roof been replaced?** Yes, the current owner fitted a new roof around 3 years ago.
- 5. Which items are included in the sale price?** The owner will include the integrated dishwasher, hob and double oven, all Neff. The current owner is also happy to sell her washing machine, tumble dryer and fridge-freezer for a small amount, all are less than 2 years old.
- 6. Has the owner had any works carried out recently?** Yes, the owner has fully refurbished the whole house last year. This includes a full re-wire of the house; replacement of all the radiators in the kitchen-diner; an extension to the kitchen; removal of some internal walls; remove window to the rear and inserted patio doors; replaced the kitchen; replaced several windows; fitted a new bathroom upstairs; freshly painted the whole house and new flooring throughout. The owner hold certification for all this work. The extension and conversion of the garage to the front of the property was carried out around 20 years ago.
- 7. Is the loft boarded for storage?** Yes, the loft is boarded for storage and fitted with a light and pull-down ladder.