



**THORNLEY  
GROVES**

**6 Colebrook Road**

Timperley  
WA15 6NP



- Extended Semi-Detached
- Walking Distance of Metrolink
- Close to Schools & Village
- Entrance Porch & Hallway
- Family Room
- Spacious Living/Dining Room
- Fitted Kitchen
- 3 Bedrooms & Bathroom
- Large Garden & Patio
- Driveway & Garage

**Offers over £330,000**

16/18 Lloyd Street WA14 2DE

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Visit [www.thornleygroves.co.uk](http://www.thornleygroves.co.uk) for the latest listings

This superb extended semi-detached house with large private rear garden, driveway and detached garage boasts further scope to extend if required and is located within walking distance of Timperley village, excellent schools for all ages, and the Metrolink.

Lying a short distance away from the towns of Sale and Altrincham, Timperley is a particularly convenient location and benefits from a bustling village centre with local shops catering for most day to day needs. Recreational facilities exist in abundance within the Trafford area with many private and municipal sports and leisure clubs. For the commuter, there are excellent links to the nationwide motorway network. Altrincham town centre with its excellent range of shops, including Marks & Spencer, House of Fraser, Debenhams, Waterstones and Tesco, lies a short distance away as does Hale village with many specialist shops, boutiques, wine bars and restaurants.



### ENTRANCE PORCH

Accessed via a uPVC double glazed door. Ceramic tiled floor. uPVC double glazed windows. Spotlights. uPVC double glazed door to:

### ENTRANCE HALL

Meter cupboard. Double radiator. Dado rail. Ceiling coving. Turning balustrade staircase. Telephone point. Understairs storage cupboard. Oak wooden floor which continues into the living room.

### FAMILY ROOM

UPVC double glazed bay window. Radiator. Picture rail.

### LIVING ROOM & DINING AREA

An superb, extended reception room with oak wooden floorboards. uPVC double glazed window. Double glazed sliding patio doors to the rear garden. Recessed living flame gas fire. Two double radiators. TV point. Telephone point. Understairs storage cupboard with power and light and housing the combi boiler. There is potential to convert this cupboard into a downstairs WC.

### KITCHEN

Fitted with high gloss white and red wall and base units. Contrasting butcher's block effect work surfaces. 1½ bowl stainless steel sink and drainer with mixer tap. Stainless steel extractor hood with splash back and 4-ring NEFF gas hob beneath and electric oven and grill. Space and plumbing for a washing machine and dishwasher. Space for a fridge. uPVC double glazed door to the side elevation. Wooden laminate floor. LED spotlights. uPVC double glazed window.

### FIRST FLOOR LANDING

Ceiling coving. uPVC frosted double glazed window.

### BEDROOM ONE

A spacious double bedroom with a upvc double glazed bay window. Fitted wardrobes and drawers. Radiator. TV point.

### BEDROOM TWO

Another double bedroom with a uPVC double glazed window. Double radiator. Fitted wardrobes. Picture rail. Loft access.

### BEDROOM THREE

UPVC double glazed window. Radiator.

### BATHROOM

Recently refitted with a white suite comprising vanity WC. Vanity wash basin with chrome mixer tap. Panelled bath with chrome mixer tap and shower

over. Tiled walls and ceramic tiled floor. Chrome heated towel rail. uPVC frosted double glazed window. Extractor fan.

### GENERAL DESCRIPTION OUTSIDE

A paved driveway provides off road parking for several vehicles. Double gates open to a detached garage with up and over door, light and power. The front garden is laid to lawn and fully enclosed by mature, well tended hedging. The superb, well tended private rear garden features a generous paved patio area. The lawn is complemented by borders stocked with mature shrubs and bushes and extends to a further circular paved patio. Garden shed. The garden is screened by well established trees and boasts a fantastic degree of privacy. Cold water supply.

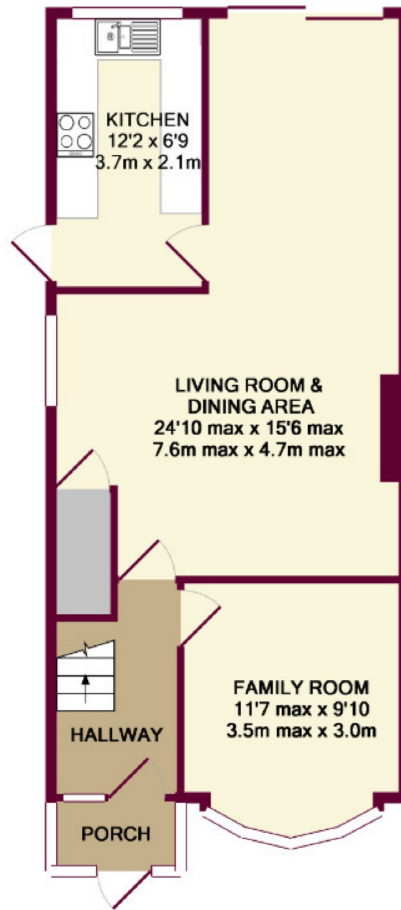
### TENURE & COUNCIL TAX

This property is leasehold with a ground rent of £5.50 pa and is in the Trafford Borough, Council tax - Band C (£1,194.13 pa).

### DIRECTIONS

Leave Altrincham via Stamford New Road, passing the train station on the right hand side, and at the traffic lights, turn right into Woodlands Road. Continue through two sets of traffic lights into Stockport Road and at the next set of traffic lights adjacent to the Shell petrol station, turn left into Moss Lane. At the mini-roundabout, turn right into Bloomsbury Lane and after a short distance, turn left into Colebrook Road. The property will be found on the right hand side, easily identified by the Thornley Groves 'for sale' board.

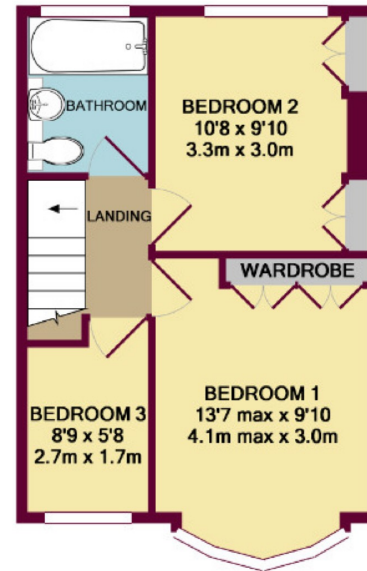




GROUND FLOOR  
APPROX. FLOOR  
AREA 558 SQ.FT.  
(51.8 SQ.M.)

**TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.5 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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1ST FLOOR  
APPROX. FLOOR  
AREA 351 SQ.FT.  
(32.6 SQ.M.)

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