



**THORNLEY  
GROVES**

120 Fairywell Road, Timperley, WA15 6XB



An exceptional semi-detached house with a well designed private rear garden that backs onto the playing fields and is located within walking distance of Timperley village, catchment area for schools and close proximity of the Timperley Metrolink.

**£275,000**

16/18 Lloyd Street WA14 2DE

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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 with frosted leaded glazed insert. Ceramic floor tiles. uPVC double glazed windows. Wall mounted cloaks hooks. Further uPVC double glazed door to:

### ENTRANCE HALL

A bright and spacious hall with turning balustrade staircase to the first floor accommodation. uPVC frosted double glazed window to the front elevation. Engineered wooden flooring. Understairs storage cupboard. Radiator with cover.

### LIVING ROOM

A well presented and spacious living room with a uPVC double glazed feature bay window to the front elevation. Fireplace with granite hearth and coal effect living flame gas fire. Double radiator. TV point. Telephone point. Laminate flooring.



### DINING ROOM

A spacious dining room with ample space for a dining table and six chairs. Laminate flooring. Double radiator. uPVC double glazed tilt and slide patio doors to the conservatory.



### CONSERVATORY

A fantastic conservatory which is utilised as a second sitting/family room and benefits from a higher than average ceiling which enhances the feeling of space.

Fireplace with provision for a wall mounted TV above. uPVC double glazed door to the rear garden. Wooden laminate flooring. Radiator with cover.



### DINING KITCHEN

Fitted with a comprehensive range of matching wall and base units. Granite effect work surfaces. 1½ bowl sink and drainer with mixer tap. 4-ring gas hob with stainless steel extractor hood above and electric oven and grill beneath. Space for an American style fridge/freezer. Integrated dishwasher. Space and plumbing for a washing machine. The kitchen extends round to an area that currently features a breakfast bar but with a little redesign, could comfortably accommodate a table and chairs. Two uPVC double glazed windows to the rear elevation. Brick effect splash back tiles. Double radiator. Ceramic floor tiles. Sunken LED spotlights. uPVC double glazed door to the side elevation.



### DOWNSTAIRS WC

White low level WC. Corner mounted wash basin with splash back tiles.

### FIRST FLOOR LANDING

UPVC frosted double glazed window to the front elevation.

### BEDROOM ONE

A good sized double bedroom with a uPVC double glazed window to the rear elevation. Radiator. Telephone point.



### BEDROOM TWO

Another good sized double bedroom with a uPVC double glazed window to the front elevation. Fitted wardrobes to either side of the chimney breast.

### BEDROOM THREE

Could accommodate a double bed if required. uPVC double glazed windows to the rear and side elevations. Purpose built cupboard that houses the combi boiler.

### BATHROOM

Well appointed with a white suite comprising low level WC. Vanity wash basin with chrome mixer tap. Bath with chrome mixer tap and additional rinsing shower head. Recessed vanity mirror with mosaic border. Double radiator. Walk-in shower cubicle. Fully tiled with limestone effect wall tiles. uPVC frosted double glazed window to the side elevation. Sunken spotlights.



### LOFT ROOM

The loft room (with no building regulations) is accessed via a purpose built staircase from the first floor landing and provides versatile space. Two Velux skylights. Telephone point.

### GENERAL DESCRIPTION OUTSIDE

The property is accessed via double opening wrought iron gates. There is a recently relaid brick block driveway which provides off road parking for several vehicles and the remainder of the front is designed with low maintenance in mind being laid with stone chippings and well established shrubs and bushes. The front is enclosed by slat fencing. A gate to the side of the property provides access to a covered drying area and this leads to the rear garden.



### REAR GARDEN

The superb, well designed, low maintenance private rear garden is perfect for children and outside entertaining. It is laid with artificial grass which is complemented by gravelled borders. There are two raised decked seating and patio areas with ample space for a large garden table and chairs, ideal for summer garden parties and barbecues. Garden shed. Ample space for a children's trampoline. There is a raised garden pond with water feature. Outside power points and cold water supply. A gate opens to the rear and the garden is screened by well established trees, boasting a fantastic degree of privacy.



### TENURE & COUNCIL TAX

This property is freehold and free from chief rent and is in the Trafford Borough, Council tax - Band B (£1,093.41 pa).

### DIRECTIONS

Leave Altrincham via Stamford New Road, passing the railway station on the right hand side, and at the next set of traffic lights, turn right into Woodlands Road. At the second set of traffic lights, turn left into Woodlands Parkway crossing over the mini-roundabout into Brook Lane which becomes Moss Lane. At the T-junction, turn right into Park Road and take the fifth left into Grange Road. Follow the bend round to the left which then becomes Grange Avenue and then turn right into Fairywell Road where the property will be found right hand side.

### SPECIAL NOTE:

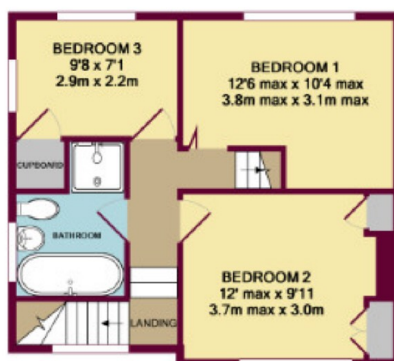
These details are in draft format only. They will remain in draft format until we receive the Energy Performance Chart. Thornley Groves can confirm the Energy Performance Chart was ordered on 11.8.17. Thornley Groves are not responsible for any errors within these details.



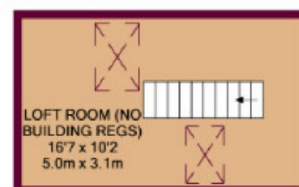




GROUND FLOOR  
APPROX. FLOOR  
AREA 764 SQ.FT.  
(70.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 168 SQ.FT.  
(15.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1363 SQ.FT. (126.6 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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9 John Dalton Street M2 6FW	84 Tib Street M4 1LG	25 Whitworth St West M1 5ND	150 Chapel Street M3 6AF	46 Chorley Road M27 5AF	2 Higher Road M41 9BQ	100 School Road M33 7XB	16/18 Lloyd Street WA14 2DE	213 Ashley Road WA15 9TB
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