

13 HEYES LANE, TIMPERLEY



Offers over £675,000



CALL NOW TO BOOK YOUR VIEWING Two stunning semi detached family homes newly constructed and offering 2229sq ft of accommodation arranged over three floors with high quality fittings. To the ground floor there is a living room to the front and superb open plan living/dining kitchen opening on to the rear gardens, Separate study, utility room and cloakroom/WC. An oak staircase leads to the first and second floors where there are five double bedrooms, two of which are en suite plus family bathroom/WC. Off road parking to the front and impressive lawned gardens to the rear. VIEW NOW TO AVOID MISSING

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TIMPERLEY

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DIRECTIONS

POSTCODE: WA15 6EF

Travelling from our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue along Park Road, over the bridge and take the second right onto Heyes Lane where the properties can be found after a short distance on the left.

DESCRIPTION

These newly constructed semi detached Family homes truly need to be seen to be appreciated. Offering superbly proportioned and beautifully presented accommodation arranged over three floors, complimented by gardens extending to 70ft and benefitting from a high degree of privacy plus a Westerly aspect to enjoy the afternoon and evening sun.

The accommodation to the ground floor features a living room to one side plus separate study to other. Towards the rear of the property the open plan living/dining kitchen is the heart of the home and bi-fold doors provide access to the rear gardens. A separate utility and cloakroom/WC complete the ground floor.

To the first floor a magnificent master suite has dressing room plus adjacent en suite and with views over the rear gardens. . There are two further double bedrooms plus Family bathroom/WC. The second floor provides two double bedrooms and second Family bathroom/WC plus access to a large storage area .

To the front there is ample off road parking whilst to the rear the private gardens are laid mainly to lawn, extend for over 70ft and benefit from a Westerly aspect to afternoon and evening sun.

The property is well positioned within easy reach of Timperley Village centre and lies within the catchment area of highly regarded Primary & Secondary Schools.

GENERAL SPECIFICATION

Villeroy & Boch and Grohe Bathrooms

Nolte German Kitchen with Quartz Tops and Neff Appliances

Underfloor Heating to the Ground Floor

All Bathrooms with Electric Underfloor Heating

Oak & Glass Staircases

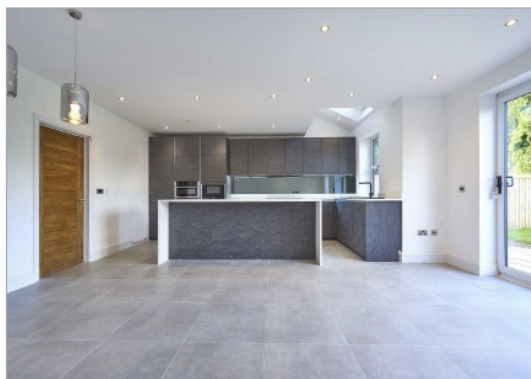
Large Private Rear Garden

Stunning Natural Cheshire Stone Set Within Brickwork

Natural Slate Roof

10 Year New Build Home Warranty

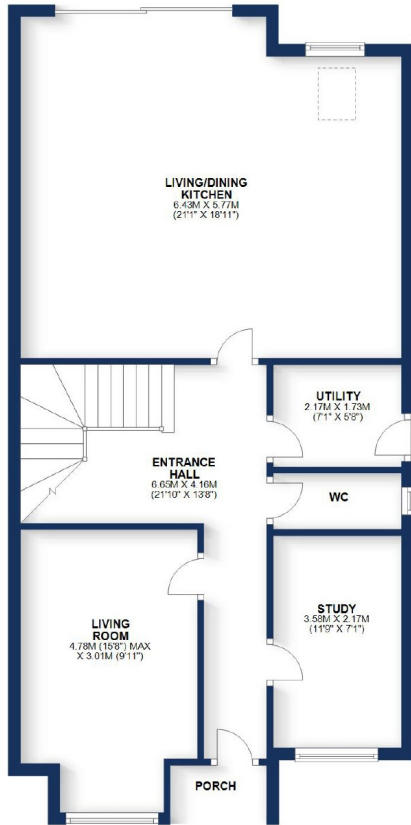
Ready for Occupation End of August 2019





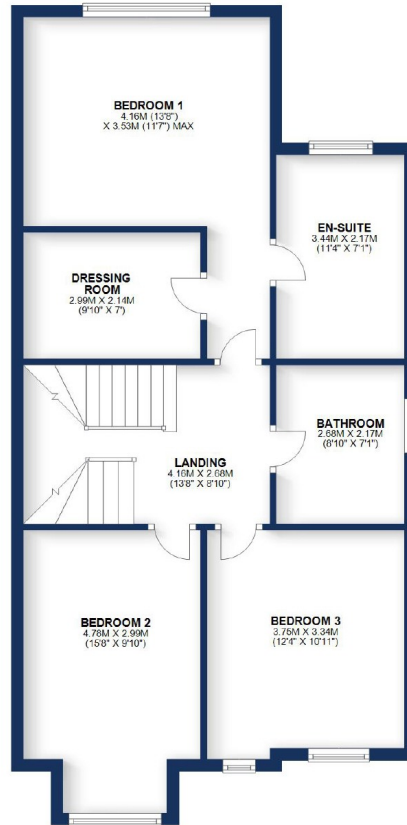
GROUND FLOOR - PLOT 2

APPROX. 81.8 SQ. METRES (880.1 SQ. FEET)



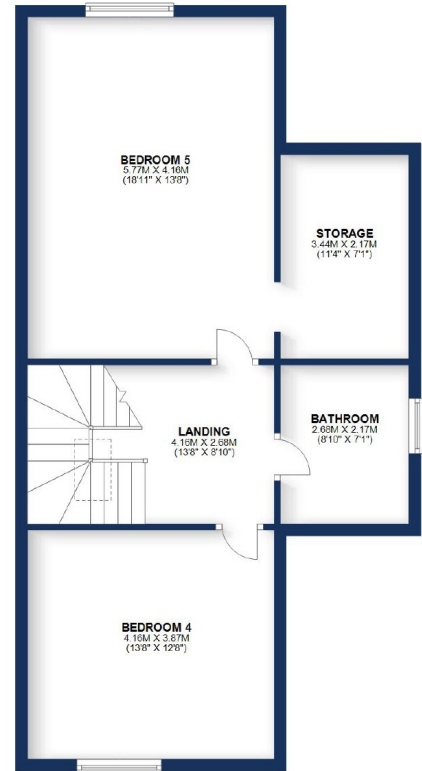
FIRST FLOOR

APPROX. 76.4 SQ. METRES (822.1 SQ. FEET)



SECOND FLOOR

APPROX. 66.2 SQ. METRES (712.6 SQ. FEET)



TOTAL AREA: APPROX. 224.3 SQ. METRES (2414.9 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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