

## 50 GROVE LANE, TIMPERLEY



Offers over £499,950



### An Immaculate Semi Detached Family Home In A Sought After Location

\*\*\*NO CHAIN\*\*\*A superbly proportioned semi detached family home in an ideal location where viewing is essential to appreciate the proportions and standard of accommodation on offer. Large entrance hall with parquet style wood flooring which continues through to the front living room and rear dining area. Off the dining area is a further sitting room with double doors leading onto the rear garden. The kitchen is fitted with light wood units and provides access onto the rear garden and the ground floor accommodation is completed by separate utility room plus a study/4th bedroom. To the first floor the master bedroom benefits from an en-suite bathroom/WC and there are 2 further double bedrooms serviced by the family shower room/WC. Off road parking within the flagged driveway which has large adjacent lawned garden whilst to the rear the gardens are a particular feature with a flagged terraced seating area leading onto superb south facing lawned gardens with school fields beyond.

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#### TIMPERLEY

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## DIRECTIONS

Travelling from our Timperley office proceed towards the village and continue straight through the traffic lights and take the 1st right into Grove Lane. Follow Grove Lane where the property can be found further along pass Victoria Road on the left hand side.

## DESCRIPTION

This attractive semi detached family home has been extended over the years to create superbly proportioned living space presented to an exceptional standard and needs to be seen to be appreciated.

Upon entering the property there is a feeling of the quality that continues throughout with parquet style wood flooring which continues through to the front living room and dining area. Towards the rear of the property off the dining area is a separate sitting room with double doors leading onto the exceptional gardens to the rear. The kitchen is fitted with a comprehensive range of light wood wall and base units and has been extended to provide ample space for table and chairs and with door leading onto the garden. The ground floor accommodation is completed by a versatile room currently used as a study but easily adaptable to a 4th bedroom and with a separate utility room off.

To the first floor the master bedroom benefits from a en-suite bathroom/WC and there are two further excellent double bedrooms serviced by the family shower room/WC.

Externally towards the front of the property dwarf wall with iron railings leads onto the flagged driveway providing off road parking and benefitting from an adjacent lawned garden with well stocked flowerbeds and mature hedge borders.

To the rear there is a large flagged terrace with delightful lawned gardens beyond with well stocked flowerbeds and with views towards school fields. The rear gardens also benefit from a southerly aspect to enjoy the sun all day.

Location is ideal being within walking distance of highly regarded primary and secondary schools and with Timperley village centre within easy reach.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Radiator. Parquet style wood flooring. Spindle balustrade staircase to first floor. Telephone point.

#### LIVING ROOM

**12'3" x 10'5" (3.73m x 3.18m)**

With a continuation of the flooring from the hallway. Focal point of living flame gas fire with stone effect surround and hearth. Television aerial point. Radiator.

#### DINING AREA

**14'6" x 11'3" (4.42m x 3.43m)**

With PVCu double glazed bay window to the front and a continuation of the wood flooring. Radiator.

#### SITTING ROOM

**12'0" x 10'1" (3.66m x 3.07m)**

With double PVCu double glazed doors providing access to the rear garden. Radiator. Two velux windows to the rear.



## KITCHEN

**22'7" x 11'10" (6.88m x 3.61m)**

Fitted with a comprehensive range of light wood wall and base units with heat resistant work surfaces over incorporating 1 ½ bowl stainless steel sink unit with drainer and breakfast bar. Integrated Bosch double oven/grill plus Neff four ring gas hob and stainless steel extractor hood. Space for dishwasher and fridge freezer. Ample space for table and chairs. Radiator. Tiled floor. PVCu double glazed double doors provide access to the rear gardens. Understairs storage cupboard. Television aerial point. PVCu double glazed window to the side.

## STUDY/BEDROOM 4

**10'8" x 7'2" (3.25m x 2.18m)**

PVCu double glazed window to the front. Radiator.

## UTILITY ROOM

**6'10" x 4'9" (2.08m x 1.45m)**

With wall and base units and work surface with space for dryer and plumbing for washing machine beneath. Wall mounted gas central heating boiler.

## FIRST FLOOR

### LANDING

### BEDROOM 1

**14'2" x 10'5" (4.32m x 3.18m)**

PVCu double glazed bay window to the front. Radiator. Television aerial point.

### EN SUITE

**6'5" x 5'8" (1.96m x 1.73m)**

Fitted with a modern contemporary white suite with chrome fittings comprising panelled bath with mixer shower, WC and vanity wash basin. Tiled walls, chrome heated towel rail. PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan.

### BEDROOM 2

**11'7" x 10'5" (3.53m x 3.18m)**

With PVCu double glazed window overlooking the delightful rear gardens and school fields beyond. Radiator. Television aerial point. Loft access hatch with pull down ladder to boarded loft.

### BEDROOM 3

**14'3" x 7'2" (4.34m x 2.18m)**

PVCu double glazed windows to the front and rear. Radiator. Laminate wood flooring. Loft access hatch.

### SHOWER ROOM

**8'2" x 6'3" (2.49m x 1.91m)**

Fitted with a suite comprising tiled walk in shower enclosure, WC and wash hand basin. Chrome heated towel rail. Opaque PVCu double glazed windows to the side and rear. Recessed low voltage lighting. Tiled walls and floor. Extractor fan.

## OUTSIDE

To the front of the property the driveway provides off road parking and has adjacent lawned gardens with well stocked flowerbeds and mature hedge borders. To the rear and accessed via the kitchen and the sitting room there is a large flagged terrace seating area leading onto superb gardens laid mainly to lawn with well stocked flowerbeds and fence borders with a southerly aspect to enjoy the sun all day. External water and power feed. Views toward school fields beyond.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

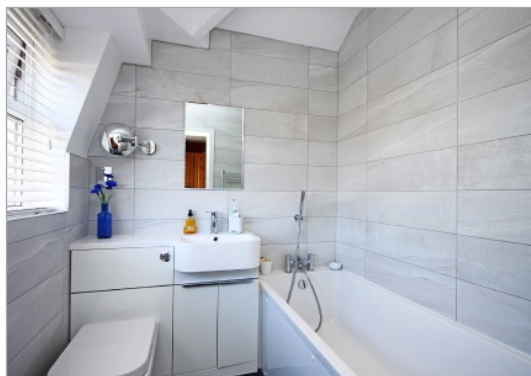
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## TENURE

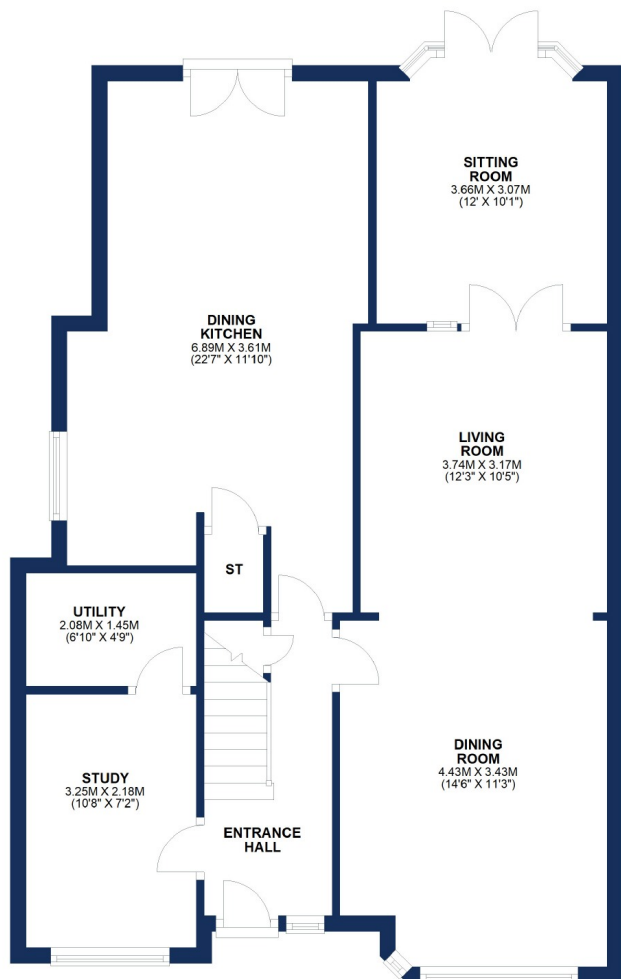
We are informed the property is held on a Leasehold basis for the residue of a 999 year term and subject to a ground rent of approximately £6.00 pa. This should be verified by your Solicitor.

## NOTE

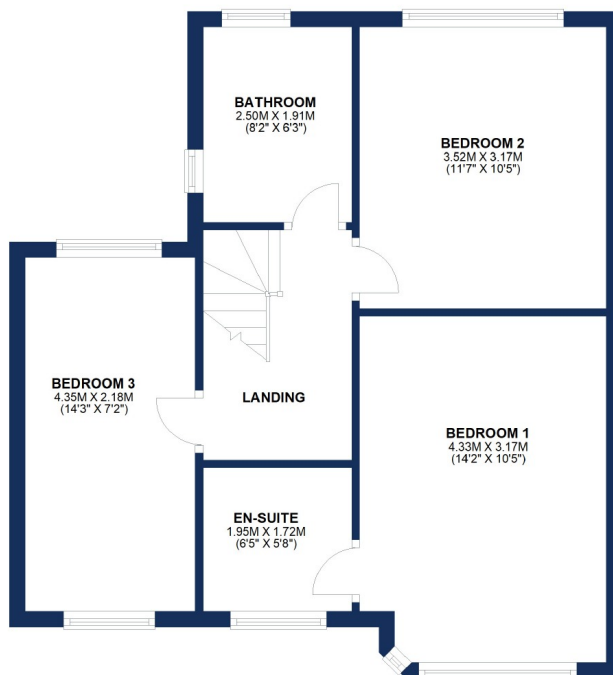
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



**GROUND FLOOR**  
APPROX. 77.6 SQ. METRES (835.1 SQ. FEET)



**FIRST FLOOR**  
APPROX. 50.8 SQ. METRES (546.7 SQ. FEET)



TOTAL AREA: APPROX. 128.4 SQ. METRES (1381.8 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



**IANMACKLIN & COMPANY**

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