

4 GRANVILLE ROAD, TIMPERLEY



Offers over £650,000



An Impressive Extended Semi Detached Family Home In The Heart Of Timperley Village

An exceptional semi detached family home in an ideal location within the heart of Timperley village which needs to be seen to be appreciated. The accommodation briefly comprises enclosed porch, large entrance hall, front sitting room, open plan living dining kitchen to the rear with adjacent separate utility room and downstairs cloakroom/WC. To the first floor the master bedroom benefits from an en-suite shower room with Juliette balcony and there are 3 further excellent bedrooms serviced by the family bathroom/WC. Off road parking within the driveway whilst to the rear is a patio seating area with lawned gardens beyond extending for approximately 80 feet and with a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the standard and proportions of accommodation on offer.

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DIRECTIONS

Travelling from our Timperley office proceed towards the village and at the traffic lights turn left into Thorley Lane. Continue along Thorley Lane and take the 1st left into Granville Road where the property can be found almost immediately on the right hand side.

DESCRIPTION

Granville Road is in an ideal location containing a variety of traditional detached and semi detached houses within walking distance of Timperley village centre.

The property has in recent years been carefully re-planned, extended and re-modelled to create exceptional living space with a range of quality contemporary fittings and with impressive grounds.

To the ground floor is a superb open plan living dining kitchen complete with a range of integrated appliances and with access onto a separate utility room plus cloakroom/WC. From the dining area there are bi folding doors to the rear gardens which extend for approximately 80 feet. The ground floor accommodation is completed by a separate front sitting room with a focal point of a living flame gas fire with stone insert and hearth.

To the first floor the master bedroom benefits from an en-suite shower room, there are three further well proportioned bedrooms serviced by the modern family bathroom/WC complete with separate corner tiled shower cubicle.

Externally to the front of the property the driveway provides off road parking and has an adjacent large gravelled area with well stocked flowerbeds and mature hedge and fence borders. The driveway also provides access to the integral garage.

To the rear there is a large paved patio seating area with lawned gardens beyond extending for approximately 80 feet with a southerly aspect to enjoy the sun all day. Also within the rear gardens there is a detached garage with light and power.

The location is ideal being within walking distance of Timperley village centre and also lies within the catchment area of highly regarded primary and secondary schools.

An appointment to view is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door and matching side screen.

ENTRANCE HALL

Large welcoming entrance hall with original leaded and stained glass panelled front door with matching opaque side screen. Natural wood flooring. Radiator. Picture rail. Dado rail. Spindle balustrade staircase to first floor. Telephone point. Understairs storage cupboard.

SITTING ROOM

15'0" x 12'3" (4.57m x 3.73m)

With a focal point of a living flame gas fire with stone effect insert and hearth. PVCu double glazed bay window to the front. With leaded and stained effect top lights. Picture rail. Ceiling cornice. Radiator.

OPEN PLAN LIVING DINING KITCHEN comprising 22'9" x 21'0" (6.93m x 6.40m)

KITCHEN

Fitted with a comprehensive range of wall and base units with heat resistant work surface over incorporating 1 ½ bowl stainless steel sink unit. There are two integrated Neff combination ovens plus microwave and warming drawer. 5 ring gas hob with stainless steel extractor hood over. Integrated full height fridge and separate freezer and dishwasher. Breakfast bar. PVCu double glazed windows to the side and rear. Recessed low voltage lighting. Velux window to the rear. Tiled floor. Radiator. Television point. Opening to:

DINING AREA

Ample space for dining suite. Two radiators. Velux window to the rear. Bi fold doors provide access to the rear patio with lawned gardens beyond all with a southerly aspect the enjoy the sun all day.

LIVING AREA

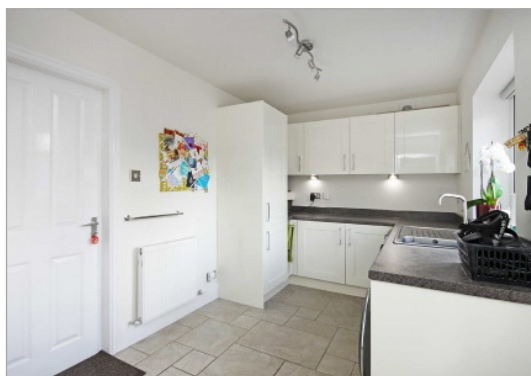
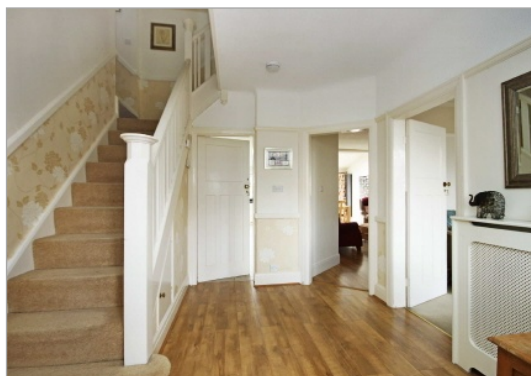
13'0" x 12'0" (3.96m x 3.66m)

Also accessed via the entrance hall and with a focal point of a living flame gas fire with decorative tiled insert and marble style hearth. Natural wood flooring. Television aerial point. Ceiling cornice. Radiator.

UTILITY ROOM

12'4" x 7'9" (3.76m x 2.36m)

Fitted with a continuation of units from the kitchen plus work surfaces incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. PVCu double glazed window to the rear. Tiled floor. Radiator. Stable style composite door to the rear garden. Door to the garage and access to:



WC

With WC and wash hand basin. Tiled splashback. Tiled floor. Radiator. Extractor fan.

FIRST FLOOR

LANDING

Loft access hatch with pull down ladder to part boarded loft with light. Picture rail. Dado rail.

BEDROOM 1

17'9" x 12'4" (5.41m x 3.76m)

PVCu double glazed window to the front plus double PVCu double glazed doors to Juliette balcony overlooking the south facing rear garden. Picture rail. Television aerial point. Radiator.

EN - SUITE

6'1" x 6'0" (1.85m x 1.83m)

With a suite comprising tiled shower cubicle, vanity wash basin and WC. Tiled walls and floor. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Extractor fan. Recessed low voltage lighting.

BEDROOM 2

16'0" x 12'2" (4.88m x 3.71m)

With PVCu double glazed window to the front. Laminate wood flooring. Radiator. Picture rail. Telephone point.

BEDROOM 3

13'0" x 12'2" (3.96m x 3.71m)

With PVCu double glazed window overlooking the rear garden. Radiator. Picture rail.

BEDROOM 4

10'3" x 9'6" (3.12m x 2.90m)

With PVCu double glazed window to the front. Radiator. Picture rail.

BATHROOM

10'3" x 9'10" (3.12m x 3.00m)

A modern Villeroy & Boch white suite with chrome fittings comprising panelled bath plus corner tiled shower cubicle, WC and wash hand basin. Chrome heated towel rail. Laminate wood flooring. Opaque PVCu double glazed window to the side. Part tiled walls. Recessed low voltage lighting. Extractor fan. Airing cupboard housing combination gas central heating boiler.

OUTSIDE

INTEGRAL GARAGE

15'1" x 12'6" (4.60m x 3.81m)

With up and over door to the front. Light and power. Door to utility room.

To the front of the property the block paved driveway provides off road parking and has a large adjacent gravelled area with well stocked flowerbeds with mature hedge and fence borders. The driveway provides to the integral garage.

To the rear and accessed via the utility room and via bi fold doors from the dining area there is a large patio with superb lawned gardens beyond with well stocked flowerbeds and enjoying a high degree of privacy. The rear gardens also benefit from a southerly aspect to enjoy the sun all day.

DETACHED GARAGE

19'11" x 10'4" (6.07m x 3.15m)

This detached garage is currently being used as a games room but could easily be converted to further storage and/or home office.

Light and power.

There are also external power and water feeds.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "E"

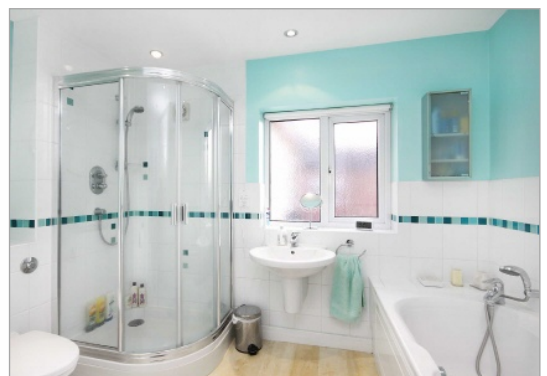
TENURE

We are informed the property is held on a Freehold basis. This should be verified by your Solicitor.

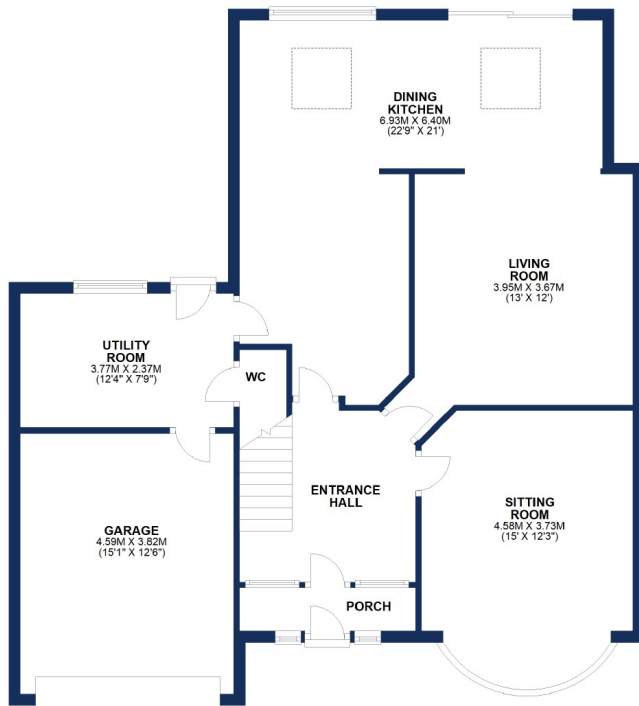
NOTE

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

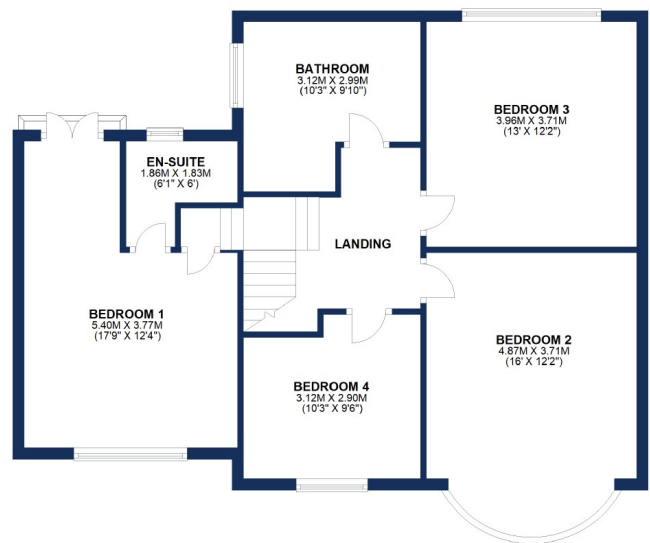
EPC available upon request.



GROUND FLOOR
APPROX. 101.0 SQ. METRES (1086.9 SQ. FEET)



FIRST FLOOR
APPROX. 77.6 SQ. METRES (835.3 SQ. FEET)



TOTAL AREA: APPROX. 178.6 SQ. METRES (1922.2 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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