

79 BLOOMSBURY LANE, TIMPERLEY



£500,000



A Superb Family Home in a Sought After Location

A superbly proportioned extended semi detached Family home ideally located within walking distance of Timperley Village centre. The accommodation briefly comprises entrance hall with adjacent large cloakroom/WC, excellent reception room opening to a rear study with access to the rear gardens, impressive dining kitchen with separate utility room, 3 doubles and 1 single bedroom plus bathroom/WC to the first floor. Off road parking within the driveway and gardens laid mainly to lawn to the rear. Viewing is essential to appreciate the accommodation on offer.

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DIRECTIONS

POSTCODE: WA15 6LU

Travelling from our Timperley office proceed towards the village and at the traffic lights continue straight on into the continuation of Stockport Road. Take the second right into Bloomsbury Lane where the property can be found further along on the right hand side.

DESCRIPTION

This superb family home has been extended to provide well proportioned living accommodation presented to a high standard and needs to be seen to be appreciated.

A welcoming entrance hall has an adjacent large cloakroom/WC to one side whilst to the other there is an impressive main reception room with versatile study/playroom off. The study has access on to the rear gardens. Towards the rear of the property there is an excellent dining kitchen fitted with a comprehensive range of units and with door leading to the rear gardens. The ground floor accommodation is completed by the separate utility room.

To the first floor there are three double bedrooms and one single, serviced by the family bathroom/WC.

Externally there is ample off road parking within the driveway which also has an adjacent lawned garden. There is gated access to the rear. To the rear there is a patio seating area with lawned gardens beyond.

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

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood glass panelled front door. Opaque PVCu double glazed window to the front. Parquet style flooring. Picture rail. Radiator. Telephone point. Stairs to first floor. Understairs storage cupboard.

SITTING ROOM

24'4" x 11'3" (7.42m x 3.43m)

A superb reception room with a focal point of fireplace with marble effect insert and hearth. PVCu double glazed bay window to the front. Picture rail. Cornice. Television aerial point. Two radiators. Opening to;

STUDY

9'0" x 7'7" (2.74m x 2.31m)

A versatile room currently used as a study and with PVCu double glazed bi-fold doors to the rear gardens. Parquet style flooring. Radiator. Velux window to the rear.

DINING KITCHEN

22'8" x 14'5" (6.91m x 4.39m)

An impressive space fitted with a comprehensive range of lightwood wall and base units with work surfaces over incorporating a 1 ½ bowl sink unit with drainer. Space for range oven, fridge/freezer and dishwasher. Stainless steel splashback and extractor hood. Tiled splashback. Radiator. Ample space for dining suite. Understairs storage cupboard. PVCu double glazed window to the rear. PVCu double glazed door provides access to the rear gardens.



UTILITY ROOM

8'10" x 5'11" (2.69m x 1.80m)

With high gloss wall and base units with work surfaces incorporating a stainless steel sink unit with drainer. Plumbing for washing machine and space for dryer. Radiator. Velux window to the side. Parquet style flooring. Cupboard housing Worcester combination gas central heating boiler.

CLOAKROOM

6'7" x 5'11" (2.01m x 1.80m)

A large room with cloaks area and also with WC and wash basin. ½ tiled walls. Extractor fan. Opaque PVCu double glazed window to the front. Chrome heated towel rail.

FIRST FLOOR

LANDING

A large open plan area with PVCu double glazed window to the side. Radiator.

BEDROOM ONE

15'7" x 11'0" (4.75m x 3.35m)

Two PVCu double glazed windows to the rear. Radiator. Loft access hatch.

BEDROOM TWO

11'10" x 10'8" (3.61m x 3.25m)

PVCu double glazed window to the rear. Radiator. Loft access hatch.

BEDROOM THREE

13'3" x 10'8" (4.04m x 3.25m)

PVCu double glazed bay window to the front. Radiator.

BEDROOM FOUR

7'7" x 6'4" (2.31m x 1.93m)

PVCu double glazed box bay window to the front. Radiator.

BATHROOM

8'0" x 7'3" (2.44m x 2.21m)

With a suite comprising bath, tiled shower cubicle, wash basin and WC. Opaque PVCu double glazed box bay window to the front. Chrome heated towel rail. Tiled walls. Extractor fan.

OUTSIDE

To the front of the property the driveway provides off road parking and has an adjacent lawned garden all with mature hedge borders. Gated access leads to the rear. To the rear there is a patio seating area with lawned gardens beyond. Water feed.

SERVICES

All main services are connected. Solar panels have also been added to help reduce energy bills and make the property more efficient.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

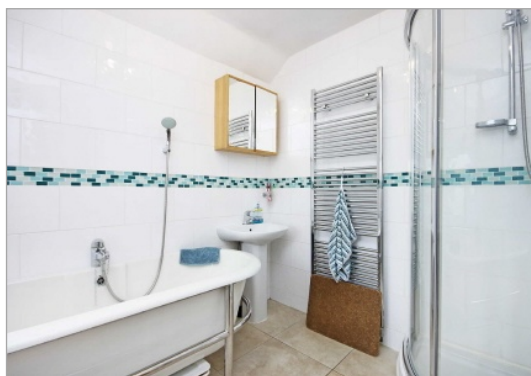
Trafford Borough Council Band "D"

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 year term. This should be verified by your Solicitor.

NOTE

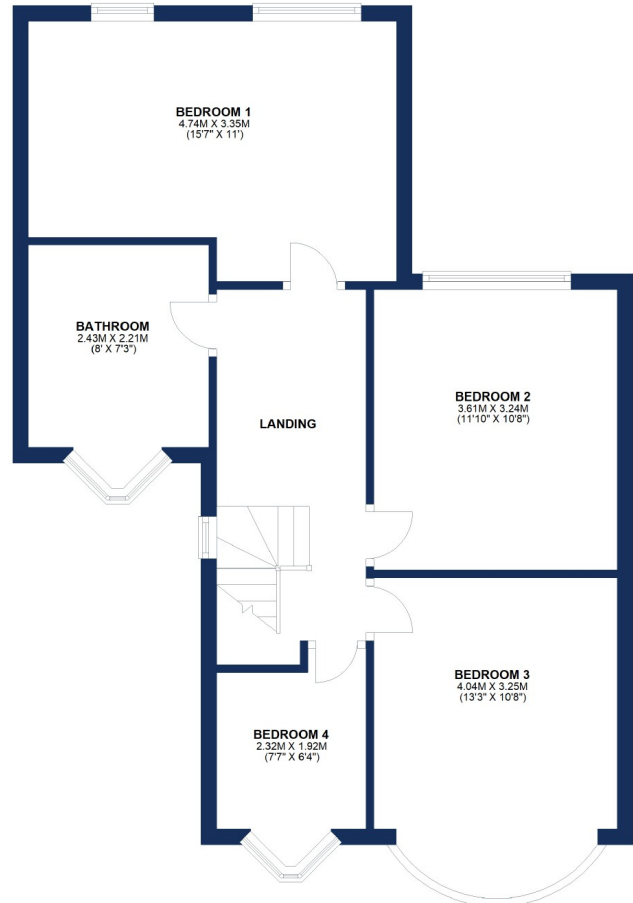
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



GROUND FLOOR
APPROX. 72.6 SQ. METRES (781.8 SQ. FEET)



FIRST FLOOR
APPROX. 57.7 SQ. METRES (621.1 SQ. FEET)



TOTAL AREA: APPROX. 130.3 SQ. METRES (1402.8 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



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