

83 HEYES LANE, TIMPERLEY



Offers over £500,000



A Period Style Semi-Detached Family Home In An Ideal Location

*** NO ONWARD CHAIN *** A superbly proportioned period style semi-detached family home in an ideal location which needs to be seen to be appreciated. The accommodation is in need of cosmetic refurbishment which offers any prospective purchaser the opportunity to remodel to individual taste. The existing accommodation briefly comprises enclosed entrance vestibule, entrance hall, front sitting room, middle dining room plus rear open plan dining kitchen with adjacent utility room, conservatory, master bedroom with en-suite shower room, two further bedrooms and family bathroom/WC to the first floor and fourth bedroom to the second floor. Off road parking within the driveway and gardens to the rear. Viewing is highly recommended to appreciate the proportions and potential of accommodation on offer.

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DIRECTIONS

POSTCODE: WA15 6EH

Travelling from our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue over the bridge and take the second turning right into Heyes Lane. The property can be found further along on the left hand side.

DESCRIPTION

This period semi-detached family home is ideally situated being within the catchment area of highly regarded primary and secondary schools and within walking distance of Timperley village centre and with Timperley Metrolink station a little further distant.

The accommodation is arranged over three floors and is superbly proportioned throughout although in need of cosmetic updating. An exciting opportunity for any prospective purchaser to remodel to individual taste. The accommodation to the ground floor is approached via an entrance vestibule which leads onto the entrance hall which provides access to a front sitting room with a focal point of a period style living fireplace with a living flame gas fire and there is an adjacent separate dining room. To the rear there is an open plan living dining kitchen with adjacent rear entrance vestibule with utility room and conservatory off. To the first floor the master bedroom benefits from an en-suite shower room and there are two further double bedrooms serviced by the family bathroom/WC. The accommodation is completed by a fourth double bedroom to the second floor.

Externally there is off road parking within the driveway and gated access leads to the side. To the rear there is a patio seating area with lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

A superb property and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Tiled floor. PVCu double glazed front door. Dado rail.

ENTRANCE HALL

Glass panel front door with lead and stained glass top light. Ceiling cornice. Natural wood flooring. Radiator.

CLOAKROOM

With WC and wash hand basin. Extractor fan. Tiled splash back.

SITTING ROOM

14'7" x 12'5" (4.45m x 3.78m)

With a focal point of a living flame gas fire with decorative tiled insert and tiled hearth. PVCu double glazed bay window to the front. Radiator. Ceiling cornice.

DINING ROOM

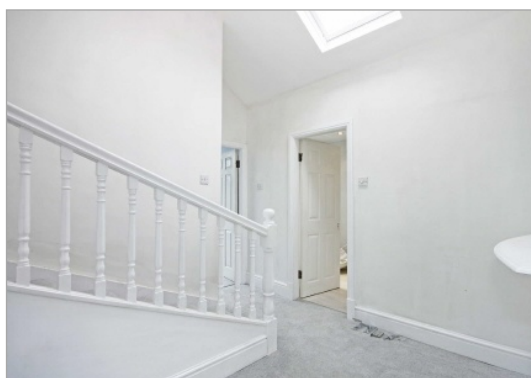
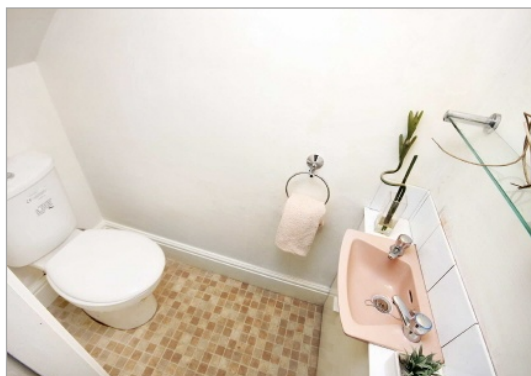
11'9" 10'5" (3.58m 3.18m)

Timber framed double glazed oriel bay to the side with lead and stained glass top light. Radiator. Ceiling cornice.

DINING KITCHEN

17'5" x 16'5" (5.31m x 5.00m)

With a range of units with heat resistant work surfaces over incorporating a stainless steel sink unit with drainer. Space for all appliances. Radiator. PVCu double glazed window to the rear and opaque PVCu double glazed window to the side. Recessed low voltage lighting.



REAR ENTRANCE VESTIBULE

Access to:

UTILITY

Work surface incorporating stainless steel sink unit with drainer. Radiator. Laminate flooring. Extractor fan.

CONSERVATORY

PVCu double glazed double door to the side patio with gardens beyond.

FIRST FLOOR

LANDING

With velux window to the side. Spindle balustrade staircase to second floor. Radiator.

BEDROOM ONE

16'4" x 11'8" (4.98m x 3.56m)

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

EN-SUITE

5'5" x 5' (1.65m x 1.52m)

With tiled shower cubicle, WC and wash hand basin. Timber framed double glazed window to the front.

BEDROOM TWO

11'10" x 10'5" (3.61m x 3.18m)

PVCu double glazed window to the side. Radiator.

BEDROOM THREE

11' x 9'7" (3.35m x 2.92m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

9'6" x 5'5" (2.90m x 1.65m)

With a suite comprising panelled bath, WC and wash hand basin. Opaque PVCu double glazed window to the rear. Opaque timber framed double glazed window to the side. Laminate flooring. Chrome heated towel rail. Recessed low voltage lighting.

SECOND FLOOR

BEDROOM FOUR

15'5" x 12' (4.70m x 3.66m)

With velux window to the rear and front. Radiator. Fitted storage cupboard. Television aerial point.

OUTSIDE

To the front of the property the driveway provides off road parking and gated access leads to the rear. To the rear and accessed via the conservatory there is a patio seating area with delightful lawned gardens beyond and all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

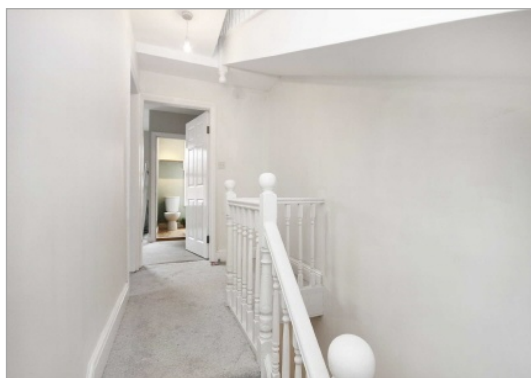
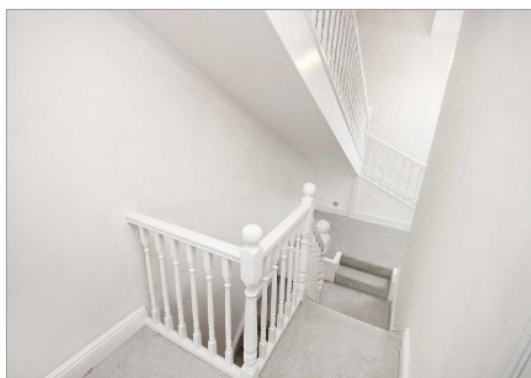
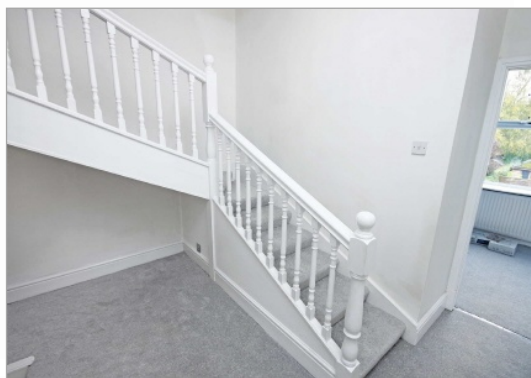
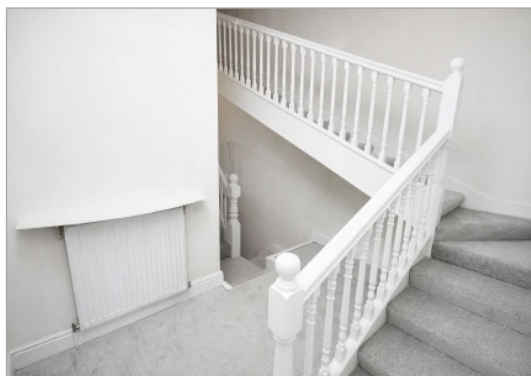
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TENURE

To be confirmed.

NOTE

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





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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