

106A BLOOMSBURY LANE, TIMPERLEY



£595,000



An Impressive New Build Property Within Walking Distance Of Timperley Village Centre

A superb recently constructed semi detached family home in a sought after location within walking distance of Timperley village centre. The accommodation is superbly proportioned throughout and in brief comprises welcoming entrance hall with cloakroom/WC, front living room, impressive open plan living dining kitchen with central island and bi fold doors to the rear gardens and quality integrated appliances and separate utility room. Underfloor heating throughout the ground floor. To the first floor the master bedroom benefits from an en suite shower room and there are two further bedrooms serviced by the family bathroom complete with integrated television. Off road parking to the front for several vehicles whilst to the rear is a patio seating area with lawned gardens beyond. Viewing is highly recommended to appreciate the standard of accommodation and plot on offer

HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM

DIRECTIONS

POSTCODE: WA15 6NT

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

DESCRIPTION

This newly constructed semi detached family home is ideally positioned within walking distance of Timperley village centre and within the catchment area of highly regarded primary and secondary schools.

The accommodation is superbly proportioned throughout and with fittings of high quality. On entering the property there is a feeling of space within the hallway which is a theme that continues throughout. To the front is a separate living room with natural wood flooring whilst to the rear is an impressive open plan living dining kitchen which forms the heart of the home. The kitchen is fitted with a comprehensive range of high gloss units with quartz work surfaces and fitted with a mixture of Neff and Zanussi integrated appliances. There are also bi fold doors onto the rear patio with superb lawned gardens beyond. The ground floor accommodation is completed by a separate utility room plus cloakroom/WC and there is underfloor heating throughout the ground floor.

To the first floor the master bedroom benefits from an en suite shower room and fitted wardrobes. There are two further excellent bedrooms both with fitted wardrobes and serviced by the family bathroom. The family bathroom has full white suite with chrome fittings and incorporates an integrated television and speaker system.

Externally there is parking within the driveway for several cars whilst to the rear is an indian stone patio with superb lawned gardens beyond with fence borders.

The plot is superbly balanced with a superb property complimented by the outdoor space.

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



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Recessed low voltage lighting. Tiled floor. Underfloor heating. Stairs to first floor.

CLOAKROOM

With a white suite with chrome fittings comprising WC and vanity wash basin. Opaque PVCu double glazed window to the front. Half tiled walls. Tiled floor. Underfloor heating. Recessed low voltage lighting. Extractor fan.

LIVING ROOM

13'2" x 10'1" (4.01m x 3.07m)

With PVCu double glazed window to the front. Natural wood flooring. Underfloor heating. Recessed low voltage lighting. Television aerial point. Telephone point.

OPEN PLAN LIVING DINING KITCHEN

20'3" x 18'8" (6.17m x 5.69m)

Fitted with a comprehensive range of high gloss wall and base units with quartz work surfaces over incorporating central island and breakfast bar plus stainless steel sink. Neff oven/grill plus separate Neff combination oven, Neff dishwasher and tall Zanussi fridge and freezer. Neff induction hob with Neff extractor hood over. Tiled floor. Underfloor heating. Recessed low voltage lighting. Television aerial point. Bi fold doors provide access to the rear patio with lawned gardens beyond.

UTILITY

9'10" x 4'9" (3.00m x 1.45m)

Composite door to the side. Cupboard housing Vaillant gas central heating boiler. Work surface with plumbing for washing machine and space for dryer beneath. Cupboard housing consumer unit and hdi interface.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

BEDROOM 1

14'5" x 11'3" (4.39m x 3.43m)

With fitted wardrobes and drawers. PVCu double glazed window overlooking the rear garden. Radiator. Television aerial point.

EN SUITE

7'3" x 4'7" (2.21m x 1.40m)

With a suite comprising tiled shower cubicle, WC and wash hand basin. Half tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan. Recessed low voltage lighting.

BEDROOM 2

13'2" x 10'3" (4.01m x 3.12m)

With fitted wardrobes and drawers. Radiator. PVCu double glazed window to the front. Recessed low voltage lighting. Television aerial point.

BEDROOM 3

12'5" x 8'0" (3.78m x 2.44m)

Fitted wardrobes. PVCu double glazed window to the front. Radiator.

BATHROOM

10'9" x 7'0" (3.28m x 2.13m)

Fitted with a white Duravit suite with chrome fittings comprising bath with adjacent shower and integrated television, hans grohe corner tiled shower cubicle, WC and wash hand basin. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan. Additional integrated speaker for television.

OUTSIDE

To the front of the property the driveway provides off road parking with an Indian stone pathway to the front and side.

Immediately to the rear and accessed via the kitchen area is an Indian stone patio with lawned gardens beyond with fence borders and enjoying a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

To be confirmed

TENURE

To be confirmed.

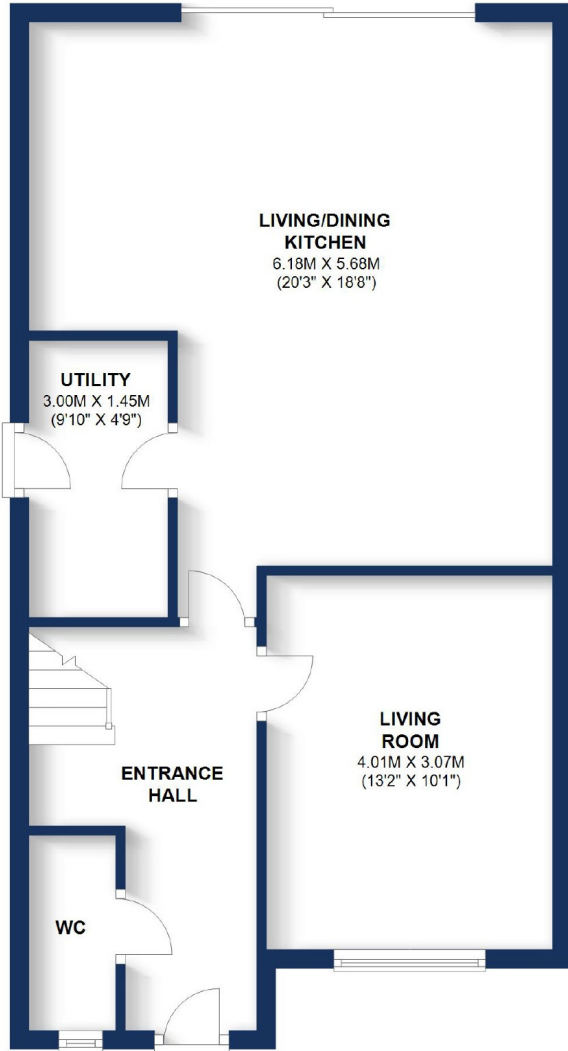
NOTE

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



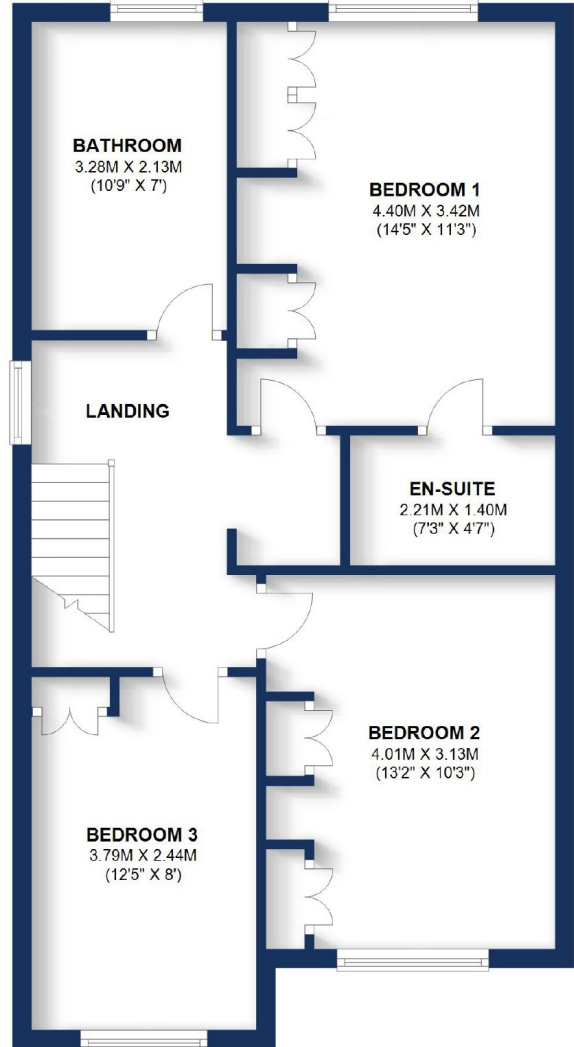
GROUND FLOOR

APPROX. 57.9 SQ. METRES (623.6 SQ. FEET)



FIRST FLOOR

APPROX. 58.0 SQ. METRES (624.6 SQ. FEET)



TOTAL AREA: APPROX. 116.0 SQ. METRES (1248.2 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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