

7 THORNDALE GROVE, TIMPERLEY



£325,000



A Semi Detached Bungalow In An Ideal Cul de Sac Location

NO ONWARD CHAIN A well proportioned semi detached bungalow in a sought after cul-de-sac location within easy reach of Timperley village centre and with Altrincham town centre a little further distant. The accommodation briefly comprises recessed porch, entrance hall, front sitting room with sliding doors leading onto the fitted kitchen at the rear which in turn provides access onto the side porch. Two double bedrooms and bathroom/WC. Off road parking within the driveway which has adjacent lawned gardens and lead onto a side car port. To the rear is a large paved patio seating area with lawned gardens beyond. Viewing

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DIRECTIONS

POSTCODE: WA15 6SY

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 2nd right into Bloomsbury Lane, continue until the mini roundabout and bear left into Moss Lane. Take the 1st left into Thorndale Grove where the property can be found on the left hand side.

DESCRIPTION

An excellent semi detached bungalow offering well proportioned accommodation in an ideal location within easy reach of local shops and with the shopping centres of Timperley village and Altrincham town centre a little further distant.

The accommodation is approached via a recessed porch which leads onto the entrance hall which provides access onto the front sitting room with a focal point of a gas fire with tiled hearth and stone effect surround. Sliding doors then lead onto the breakfast kitchen towards the rear which overlooks the rear garden and has access onto the side porch leading to the front and rear. The accommodation is completed by two double bedrooms and the bathroom/WC.

Externally to the front of the property the driveway provides off road parking and has adjacent gardens laid mainly to lawn and provides access to the side car port. Beyond the car port there is access to the rear where there is a large patio seating area with delightful lawned gardens beyond.

Viewing is highly recommended to appreciate the proportions and potential of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Tiled floor.

ENTRANCE HALL

With glass panelled front door. Radiator. Storage cupboard.

SITTING ROOM

15'3" x 13'2" (4.65m x 4.01m)

With a focal point of a gas fire set on a tiled hearth with stone effect surround. PVCu double glazed window to the front and two to the side. Television aerial point. Telephone point. Picture rail. Sliding doors to:

BREAKFAST KITCHEN

13'9" x 11'4" (4.19m x 3.45m)

Fitted with a comprehensive range of white wall and base units with heat resistant work surface over incorporating a stainless steel sink unit with drainer. Space for fridge freezer. Plumbing for washing machine. Integrated oven/grill plus four ring electric hob with stainless steel extractor hood. PVCu double glazed window to the rear. Door provides access to the side porch.

SIDE PORCH

10'0" x 4'10" (3.05m x 1.47m)

PVCu double glazed door to the car port.



BEDROOM 1
15'3" x 10'0" (4.65m x 3.05m)

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

BEDROOM 2
13'9" x 10'0" (4.19m x 3.05m)

PVCu double glazed to the rear. Radiator.

BATHROOM
8'1" x 7'5" (2.46m x 2.26m)

With a suite comprising tiled shower enclosure with electric shower, WC and wash hand basin. Two opaque PVCu double glazed windows to the rear. Radiator. Airing cupboard housing gas central heating boiler.

OUTSIDE

To the front of the property the drive provides off road parking and has adjacent lawned gardens and leads to the side car port. Beyond the car port there is access to the rear where there is a large paved patio seating area with delightful lawned gardens beyond.

EPC

Available upon request.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "D"

TENURE

We are informed the property is Freehold. 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.

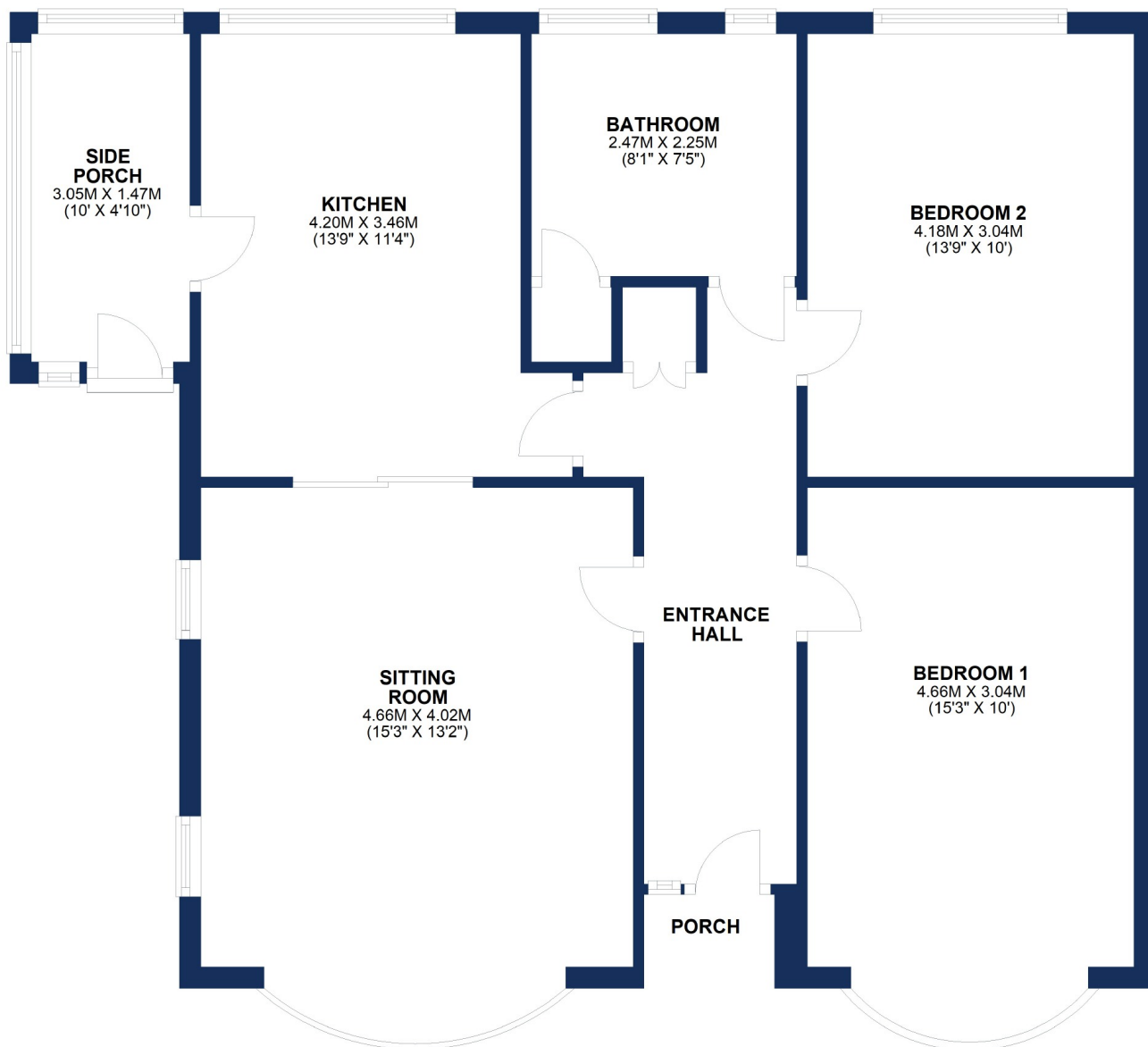
EPC

Available upon request.



GROUND FLOOR

APPROX. 80.6 SQ. METRES (867.5 SQ. FEET)



TOTAL AREA: APPROX. 80.6 SQ. METRES (867.5 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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