

**67 BROOK LANE, TIMPERLEY**



**A Victorian Semi Detached Family Home In A Sought After Location**

A period semi detached family home in an ideal location within walking distance of highly regarded schools and Navigation Road Metrolink. Recessed porch, entrance hall, front sitting room and separate rear dining room opening onto the fitted breakfast kitchen, WC, three bedrooms to the first floor, one of which benefits from an en-suite shower room/WC, family bathroom/WC. To the front of the property gated access leads to a courtyard garden which extends to the side. To the rear is a flagged patio seating area and double gates leading to the driveway. There is also a rear store with light, power and water.

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## DIRECTIONS

**POSTCODE: WA15 6RZ**

Travelling from our Timperley office proceed towards the village and at the traffic lights turn right into Park Road. Continue along Park Road for approximately 1 mile and turn left into Moss Lane, over the bridge and follow the road round to the right where it becomes Brook Lane where the property can be found on the right hand side on the corner of Brook Lane and Haddon Grove.

## DESCRIPTION

An attractive period semi detached property offering generously proportioned accommodation which needs to be seen to be appreciated.

The accommodation is approached via a charming entrance hall and with access onto the front living room whilst to the rear is a separate dining room with focal point of a cast iron fireplace. The dining room has access onto an adjacent WC whilst beyond to the rear is a dining kitchen which in turn provides access onto the side and rear garden. To the first floor there are three good size bedrooms, one of which benefits from an en-suite shower room/WC and the accommodation is completed by the family bathroom/WC.

Externally to the front of the property there is a walled courtyard whilst to the rear and accessed via double gates there is another courtyard and off road parking. There is an external store with light, power and water feed for utility purposes.

The location is ideal with local shops close by at the bottom of Deansgate Lane and access to the Metrolink within ½ at mile at Navigation Road and the comprehensive shopping centre of Altrincham within 1 mile. Timperley village centre is easily accessible at the top of Grove Lane and the property lies within the catchment area of highly regarded primary and secondary schools.

A superb opportunity to purchase a period family home in a sought after location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

Recessed porch with tiled floor.

#### ENTRANCE HALL

Hardwood glass panelled front door. Radiator. Ceiling cornice. Stairs to first floor.

#### SITTING ROOM

**14'5" x 10'3" (4.39m x 3.12m)**

With PVCu double glazed bay window to the front and PVCu double glazed window to the side. Focal point of an exposed brick fireplace. Ceiling cornice. Radiator. Television aerial point. Telephone point.

#### DINING ROOM

**12'11" x 10'11" (3.94m x 3.33m)**

With a focal point of a cast iron fireplace with tiled hearth. PVCu double glazed windows to the side and rear. Radiator.



## **KITCHEN**

**13'6" x 8'8" (4.11m x 2.64m)**

Fitted with a comprehensive range of white wall and base units with heat resistant work surface over incorporating 1 1/2 bowl enamel sink unit. Space for Range oven. Extractor hood. Space for fridge freezer. Space for table and chairs. Radiator. PVCu double glazed window and door to the side. Cupboard housing recently installed Worcester combination gas central heating boiler.

## **WC**

With WC and wash hand basin. Tiled splashback.

## **FIRST FLOOR**

### **LANDING**

Loft access hatch.

### **BEDROOM 1**

**14'6" x 12'11" (4.42m x 3.94m)**

Two PVCu double glazed windows to the front. PVCu double glazed window to the side. Radiator.

### **BEDROOM 2**

**13'6" x 8'8" (4.11m x 2.64m)**

Two PVCu double glazed windows to the side. Radiator.

### **EN-SUITE**

**5'7" x 4'6" (1.70m x 1.37m)**

With a suite comprising tiled shower cubicle, WC and wash hand basin. Opaque PVCu double glazed window to the side. Tiled walls and floor.

### **BEDROOM 3**

**8'11" x 6'11" (2.72m x 2.11m)**

PVCu double glazed window to the rear. Radiator.

### **BATHROOM**

**8'9" x 5'11" (2.67m x 1.80m)**

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, WC and wash hand basin. Tiled floor. Half tiled walls. Chrome heated towel rail.

### **OUTSIDE**

To the front of the property is gated access to a walled courtyard garden with footpath to the property and with adjacent gravelled flowerbeds with mature hedge borders.

To the rear is a large patio seating area which extends to the side and there are double gates leading to the driveway. There is access to the out house with plumbing for washing machine. Light and power.

### **SERVICES**

All main services are connected.

### **POSSESSION**

Vacant possession upon completion.

### **COUNCIL TAX**

Band "C"

### **TENURE**

We are informed the property is Freehold. This should be verified by your Solicitor.

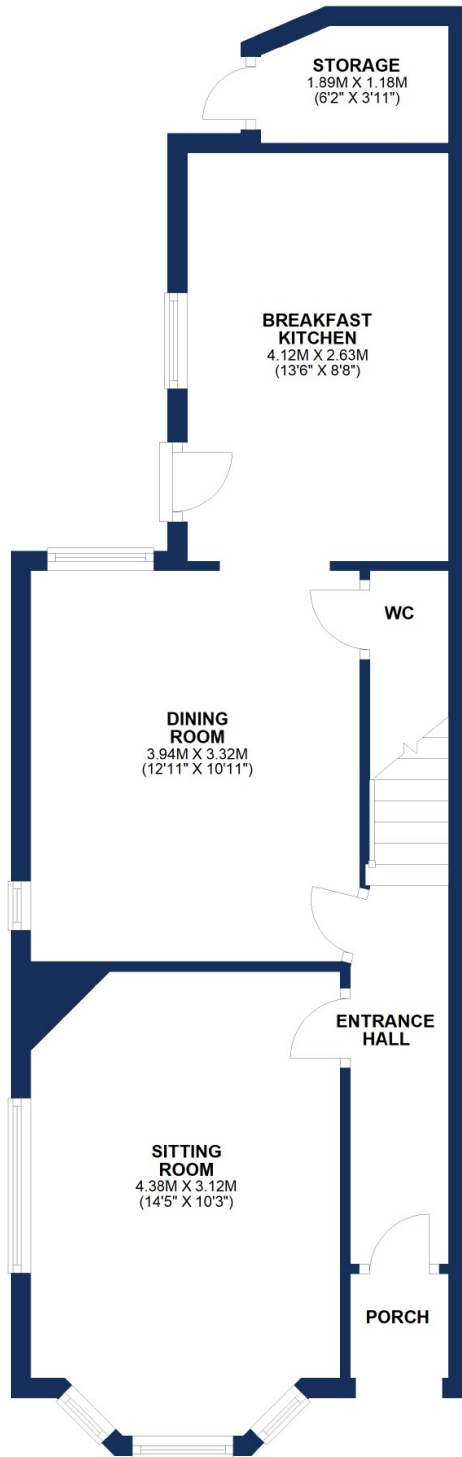
### **NOTE**

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



## GROUND FLOOR

APPROX. 48.4 SQ. METRES (520.7 SQ. FEET)



## FIRST FLOOR

APPROX. 45.0 SQ. METRES (484.4 SQ. FEET)



TOTAL AREA: APPROX. 93.4 SQ. METRES (1005.1 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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