



## I BRIDGE GROVE | TIMPERLEY

OFFERS OVER £350,000

\*\*\*NO ONWARD CHAIN\*\*\* An exciting opportunity to purchase a traditional semi detached family home in a sought after location providing any prospective purchaser the opportunity to remodel and extend to individual taste subject to planning permission being obtained. The property occupies an enviable corner plot and the accommodation briefly comprises enclosed porch, entrance hall, front dining room plus sitting room to the rear, breakfast kitchen, three bedrooms and bathroom/WC. Off road parking within the driveway and delightful gardens to the side and rear. Viewing is essential to appreciate the potential on offer.

POSTCODE: WA15 6LD

## DESCRIPTION

A traditional semi detached family home in need of updating and in a sought after residential location. The property stands within mature gardens which occupy an enviable corner plot offering a courtyard garden to the front whilst to the rear are delightful lawned gardens which ascend to the rear and also off road parking within the driveway accessed via double gates. The location is ideal for schools being within the catchment area of highly regarded primary and secondary schools within Timperley and within walking distance of Wellington School. The accommodation is approached via an enclosed porch leading onto a welcoming entrance hall which provides access to the bay fronted dining room whilst to the rear is a separate sitting room and the ground floor accommodation is completed by the breakfast kitchen with door to the side. To the first floor are three bedrooms and bathroom/WC.

A fine family home with plenty of potential and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Glass panelled front door. Tiled floor.

#### ENTRANCE HALL

Glass panelled front door. Stairs to first floor. Radiator. Ceiling cornice. Understairs storage cupboard.

#### DINING ROOM

**13'2" x 10'11" (4.01m x 3.33m)**

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

#### SITTING ROOM

**11'8" x 10'11" (3.56m x 3.33m)**

With focal point of a living flame gas fire with tiled hearth. PVCu double glazed window overlooking the rear garden. Radiator. Television aerial point.

#### BREAKFAST KITCHEN

**17'7" x 9'5" (5.36m x 2.87m)**

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker, fridge freezer and plumbing for washing machine and space for dryer. Tiled splashback. PVCu double glazed windows to the side and rear. Glass panelled door to the side. Radiator. Wall mounted Worcester gas central heating boiler.

### FIRST FLOOR



## LANDING

Opaque PVCu double glazed window to the side.

## BEDROOM 1

13'3" x 10'11" (4.04m x 3.33m)

PVCu double glazed window to the front. Radiator. Picture rail.

## BEDROOM 2

12'0" x 10'11" (3.66m x 3.33m)

PVCu double glazed window to the rear. Radiator. Picture rail.

## BEDROOM 3

6'11" x 6'3" (2.11m x 1.91m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

8'4" x 6'2" (2.54m x 1.88m)

With a suite comprising panelled bath with mains shower, WC and wash hand basin. Tiled walls. Opaque PVCu double glazed windows to the side and rear. Radiator.

## OUTSIDE

There is a courtyard garden to the front whilst to the rear and side there are delightful lawned gardens plus double gates leading to the driveway providing off road parking.

## SERVICES

All main services are connected.

## POSSESSION

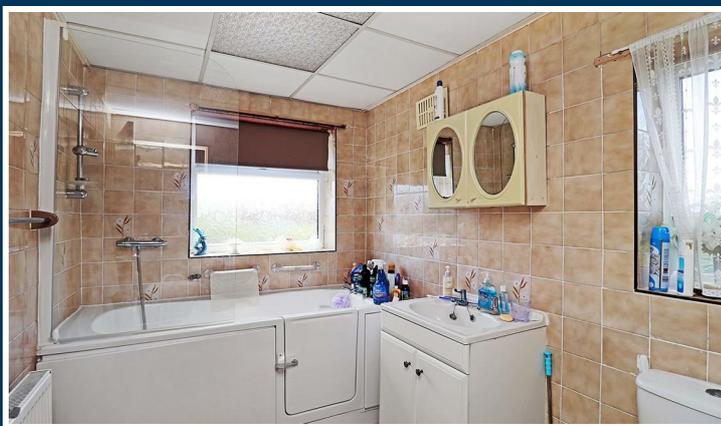
Vacant possession upon completion.

## TENURE:

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

## NOTE

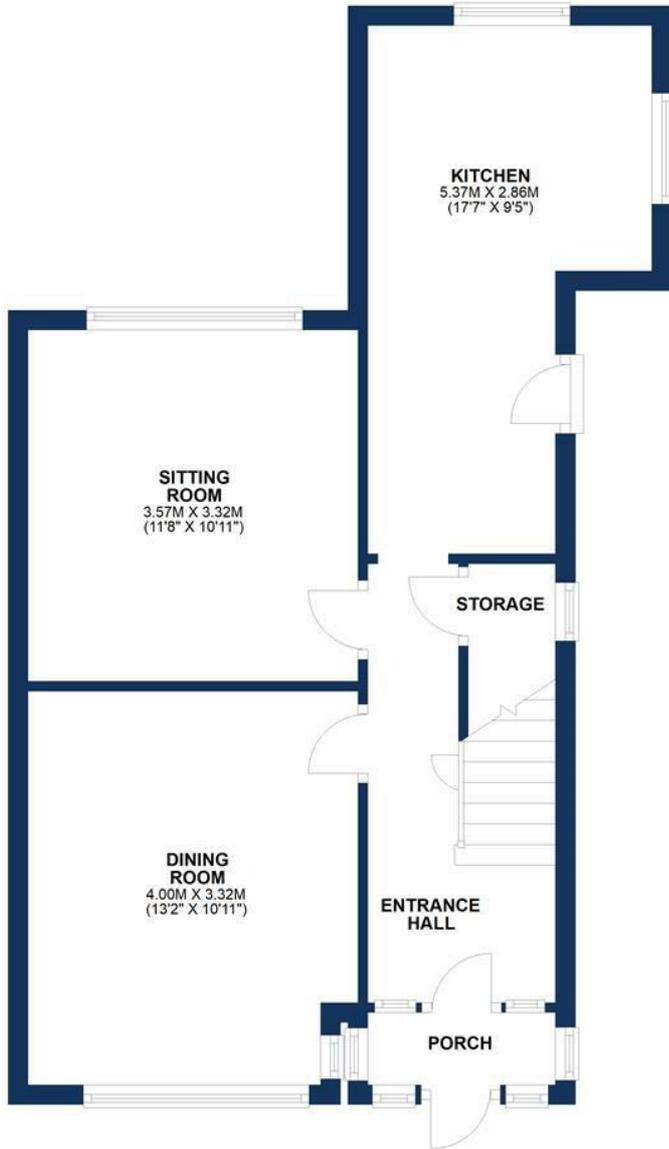
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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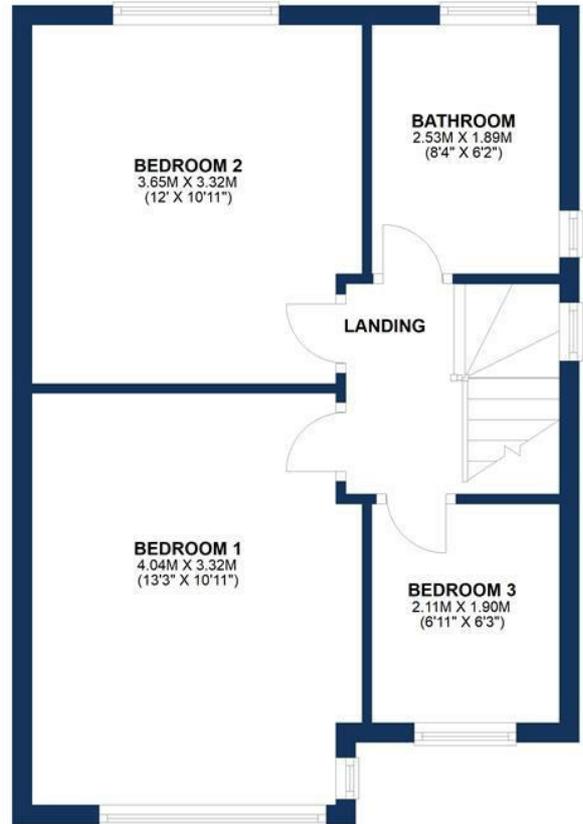
## GROUND FLOOR

APPROX. 48.6 SQ. METRES (523.5 SQ. FEET)



## FIRST FLOOR

APPROX. 40.2 SQ. METRES (433.1 SQ. FEET)



TOTAL AREA: APPROX. 88.9 SQ. METRES (956.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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