



THE OAK 28 BLOOMSBURY LANE | TIMPERLEY

OFFERS OVER £600,000

A superb family home that has been extended to offer well proportioned and planned accommodation in an ideal location within easy reach of Timperley village centre. Entrance hall with cloaks area, front living room, impressive L-shape dining kitchen leading to a generously sized family room, utility room with access to large storage room, ground floor WC. To the first floor there are four good sized bedrooms and modern family bathroom/WC. To the front the driveway provides ample off road parking for 3-4 cars whilst to the side & rear is a patio seating area with lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 6LX

DESCRIPTION

Viewing really is imperative to appreciate the standard of accommodation on offer within this extended family home in an ideal location close to the village centre.

The accommodation is approached via a welcoming entrance hall with separate cloaks area. This leads onto the front living room and also the open plan L-shape dining kitchen with access to the generously sized family room and also doors to the rear garden. Off the kitchen there is also a separate utility room with access to a large storage area that also has external doors to the front.

To the first floor there are four good sized bedrooms serviced by the modern family bathroom/WC.

To the front of the property the driveway provides ample off road parking for 3-4 cars whilst to the side and rear is a paved patio seating area with delightful lawned gardens beyond.

The location is ideal being within walking distance of Timperley village centre and also within walking distance of highly regarded Primary and Secondary schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Separate cloaks area with opaque PVCu double glazed window to the front. Radiator. Spindle balustrade staircase to the first floor. Solid oak wood flooring. Ceiling cornice.

LIVING ROOM

14'5" x 11'5" (4.39 x 3.48)

With a focal point of an exposed brick fireplace with tiled hearth. There is an existing gas supply to this fireplace. Picture rail. Ceiling cornice. PVCu double glazed bay window to the front. Radiator. Television aerial point. Telephone point.

L-SHAPE LIVING/DINING KITCHEN

23'1" x 19'6" MAX (7.04 x 5.94 MAX)

An impressive open plan space with the kitchen fitted with a comprehensive range of wall and base units with work surfaces over incorporating a 1½ bowl sink unit with drainer. Integrated double oven/grill plus stainless steel splashback and extractor hood. Integrated dishwasher. Space for American style fridge freezer. Solid oak wood flooring. Two Velux windows to the rear. PVCu double glazed window overlooking the rear garden. Recessed low voltage lighting. Ceiling cornice. Picture rail. Two radiators. PVCu double glazed bi-fold doors to the side patio seating area. Ample space for dining suite. Sliding PVCu double glazed doors to the;

FAMILY ROOM

11'1" x 8'10" (3.38 x 2.69)

PVCu double glazed doors to the rear gardens. Two radiators. Laminate wood flooring. Picture rail. Recessed low voltage lighting. Television aerial point.

WC

With WC and wash hand basin. Radiator. ½ tiled walls.

UTILITY

8'2" x 6'6" (2.49 x 1.98)

With a continuation of the units from the kitchen. Plumbing for washing machine. Space for dryer. Stainless steel sink unit. Radiator. Recessed low voltage lighting. PVCu double glazed window to the rear. Tiled splashback. Door to front storage room.



STORAGE ROOM

9'0" x 8'1" (2.74m x 2.46m)

A large storage area with external doors to the front

FIRST FLOOR

LANDING

PVCu double glazed window to the rear. Loft access hatch to fully boarded loft with light and Velux to the rear. The loft also houses the recently installed combination gas central heating boiler.

BEDROOM ONE

12'1" x 11'0" (3.68 x 3.35)

With fitted wardrobes and dressing table plus matching bedside cabinets. PVCu double glazed window to the front. Radiator. Picture rail. Television aerial point.

BEDROOM TWO

12'3" x 11'5" (3.73 x 3.48)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

15'2" x 8'1" (4.62 x 2.46)

PVCu double glazed windows to the front and side. Radiator. Television aerial point.

BEDROOM FOUR

9'11" x 7'5" (3.02 x 2.26)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'6" x 8'6" (2.59 x 2.59)

Fitted with a modern white suite with chrome fittings comprising bath, corner tiled shower cubicle, wash hand basin and WC. Radiator. Tiled walls and floor. Opaque PVCu double glazed windows to the side and rear. Recessed low voltage lighting. Radiator.

OUTSIDE

To the front of the property the flagged driveway provides ample off road parking for 3-4 cars. There are double composite doors to a large front storage area which has a radiator, light and power and window to the side. The driveway has an adjacent lawned garden with mature hedge and fenced boundaries.

To the side and rear a large patio seating area leads on to gardens laid mainly to lawn.

External water feed and power points to both the front and rear.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

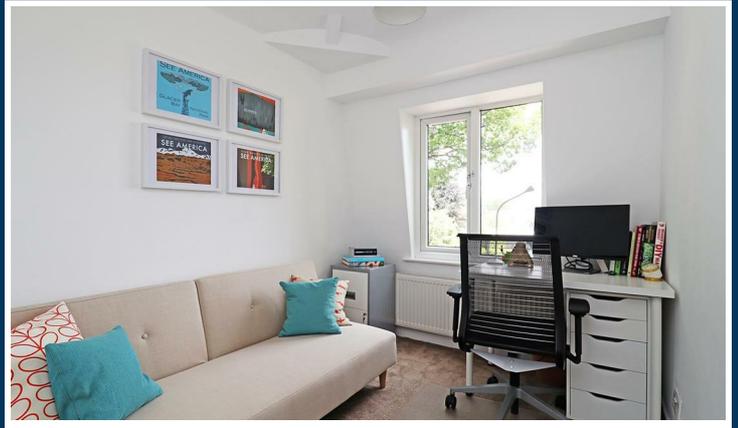
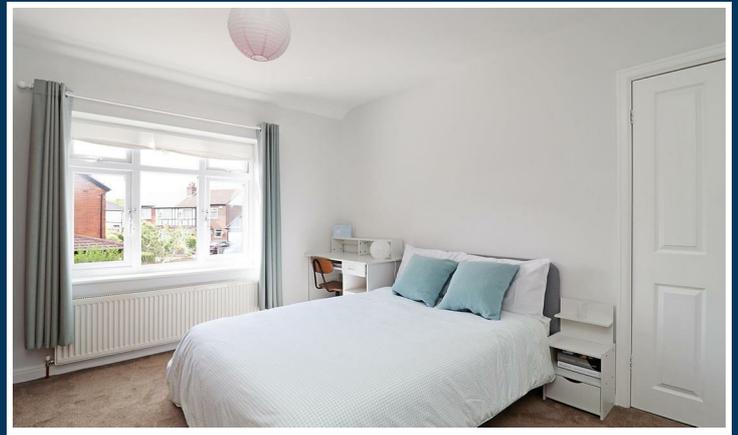
Trafford Borough Council Band "D"

TENURE

We are informed the property is held on a Freehold basis and free from Chief Rent. 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.

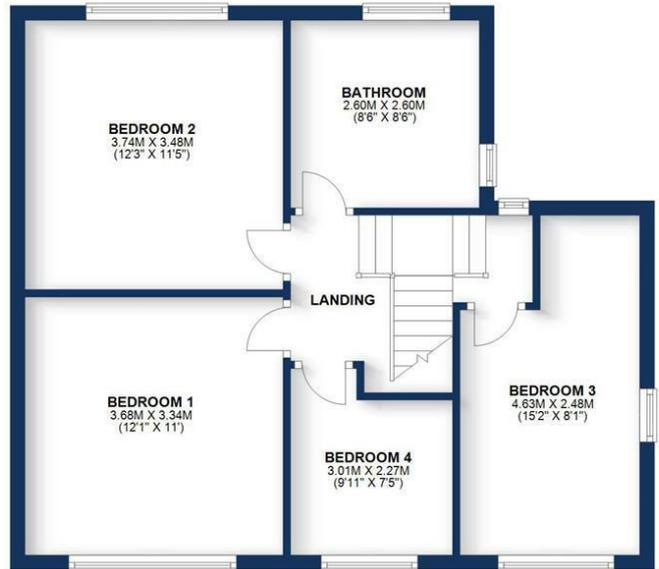


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GROUND FLOOR
APPROX. 79.3 SQ. METRES (853.3 SQ. FEET)



FIRST FLOOR
APPROX. 56.8 SQ. METRES (611.2 SQ. FEET)



TOTAL AREA: APPROX. 136.1 SQ. METRES (1464.5 SQ. FEET)
Floorplans For Illustrative Purposes Only



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