



73 HEYES LANE | TIMPERLEY

OFFERS IN THE REGION OF £460,000

NO CHAIN An extended traditional semi detached family home in a sought after residential location where viewing is essential to appreciate the accommodation on offer. The well presented accommodation briefly comprises enclosed porch, entrance hall, sitting room, full width dining kitchen opening onto a rear conservatory with gardens beyond, cloakroom/utility, separate study, three bedrooms and bathroom/WC to the first floor. Secure gates provide off road parking for several cars whilst to the rear the gardens are decked for easy maintenance and benefit from a westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 6EH

DESCRIPTION

Heyes Lane forms part of an ever popular location mainly with houses of similar age and varying design. Many of which have been extended and refurbished in recent years. The property lies in the catchment area of highly regarded primary and secondary schools and there are local shops in Timperley village, on Park Road and Woodhouse Lane East. The Metrolink station is approximately 1/2 a mile distant and provides a commuter service into Manchester and the surrounding areas.

This semi detached family home has been extended and re-planned to create well balanced living space well presented and generously proportioned throughout. The accommodation is approached via an enclosed porch leading onto the entrance hall which provides access to a useful office to one side and also a separate cloakroom/utility. To the other side of the property is a large sitting room with a focal point of a solid fuel burner and with bi folding doors leading onto the full width fitted dining kitchen which in turn opens up onto the rear conservatory. Double doors from the conservatory lead to the gardens which have been decked for easy maintenance.

At first floor level there are three bedrooms serviced by the family bathroom fitted with a contemporary white suite with chrome fittings.

Externally electric video intercom gates lead on to gravel driveway. To the rear the gardens are decked for easy maintenance and benefit from a westerly aspect to enjoy the afternoon and evening sun.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed door to the front and window to the side. Vinyl flooring. Recessed low voltage lighting.

ENTRANCE HALL

Natural wood flooring. Understairs storage cupboard. Spindle balustrade staircase to first floor. Radiator.

CLOAKROOM/UTILITY

8'2" x 6'3" (2.49m x 1.91m)

Work surface with plumbing for washing machine and space for dryer beneath. Wall mounted combination gas central heating boiler. Radiator. WC and wash hand basin with tiled splashback. Storage cupboard.

OFFICE/BED 4

13'2" x 11'4" (4.01m x 3.45m)

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

SITTING ROOM

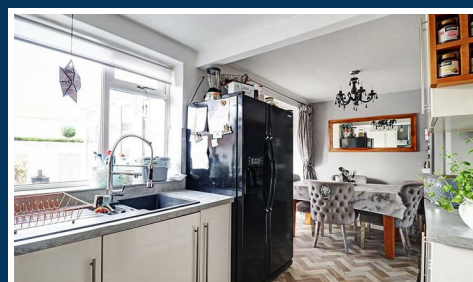
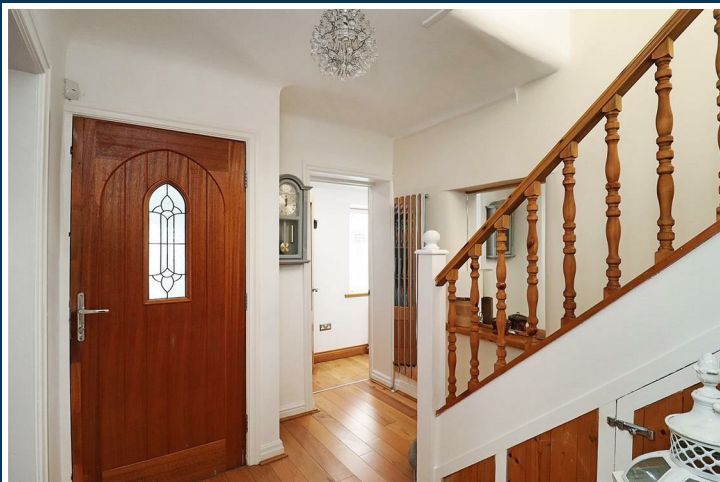
21'5" x 10'9" (6.53m x 3.28m)

With PVCu double glazed bay window to the front with leaded and stained effect toplight. Focal point of a cast iron solid fuel burner set upon a tiled hearth. Radiator. Television aerial point. Part panelled walls. Natural wood flooring. Double bi folding doors to:

DINING KITCHEN

16'1" x 10'8" (4.90m x 3.25m)

Fitted with a comprehensive range of high gloss wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer with hose tap. Integrated double oven/grill plus 5 ring gas hob with stainless steel splashback and extractor hood. Space for American style fridge freezer. Integrated dishwasher. Splashback. Two radiators. Ample space for dining suite. PVCu double glazed window to the rear. Opening to:



CONSERVATORY

10'6" x 8'5" (3.20m x 2.57m)

Double PVCu double glazed doors to the decked rear garden. Radiator. Laminate flooring. Television aerial point. Insulated roof. Recessed colour changing LED lighting.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

12'1" x 10'10" (3.68m x 3.30m)

With a comprehensive range of fitted wardrobes and dressing table. Picture rail. Radiator. PVCu double glazed bay window to the front with leaded and stained effect toplights.

BEDROOM 2

10'11" x 8'11" (3.33m x 2.72m)

With PVCu double glazed window to the rear. Laminate flooring. Radiator. Picture rail. Television aerial point.

BEDROOM 3

7'7" x 6'8" (2.31m x 2.03m)

PVCu double glazed window to the front with leaded and stained effect toplights. Radiator. Fitted wardrobes.

BATHROOM

7'4" x 7'4" (2.24m x 2.24m)

Fitted with a white suite with chrome fittings comprising jacuzzi bath with mains rainfall shower over, WC and vanity wash basin. Two opaque PVCu double glazed windows to the side. Recessed low voltage lighting.

OUTSIDE

To the front of the property electric video intercom gates lead onto the gravel driveway providing off road parking. To the rear the gardens are decked for easy maintenance and benefit from a westerly aspect to enjoy the afternoon and evening sun.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

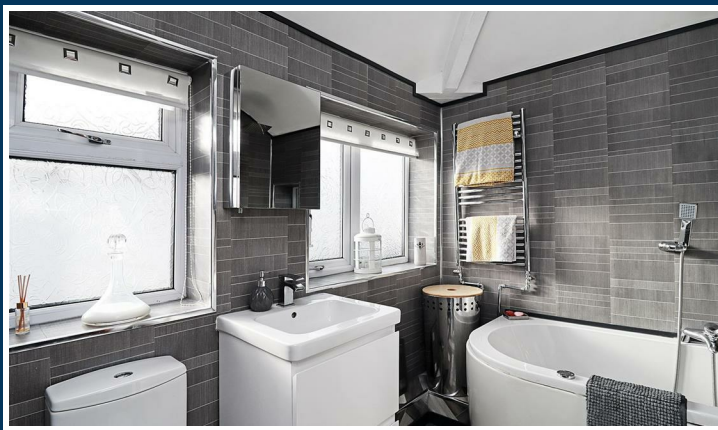
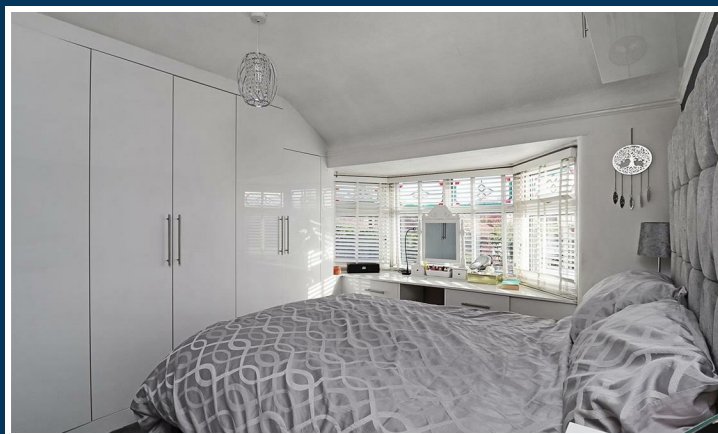
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TENURE

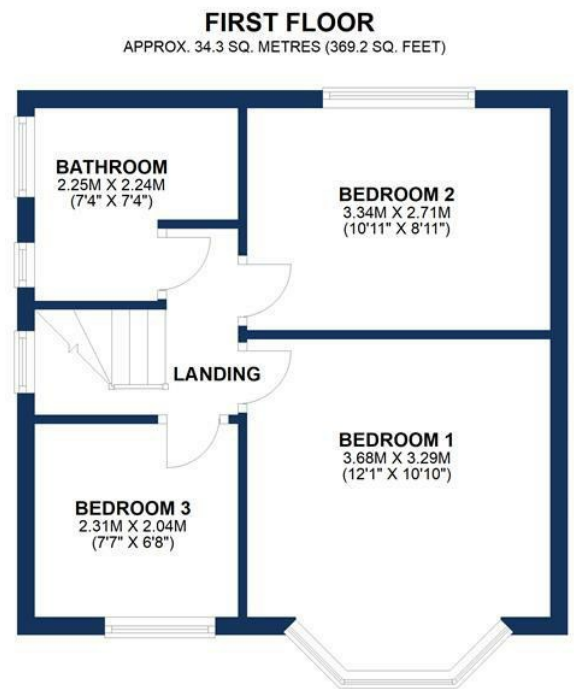
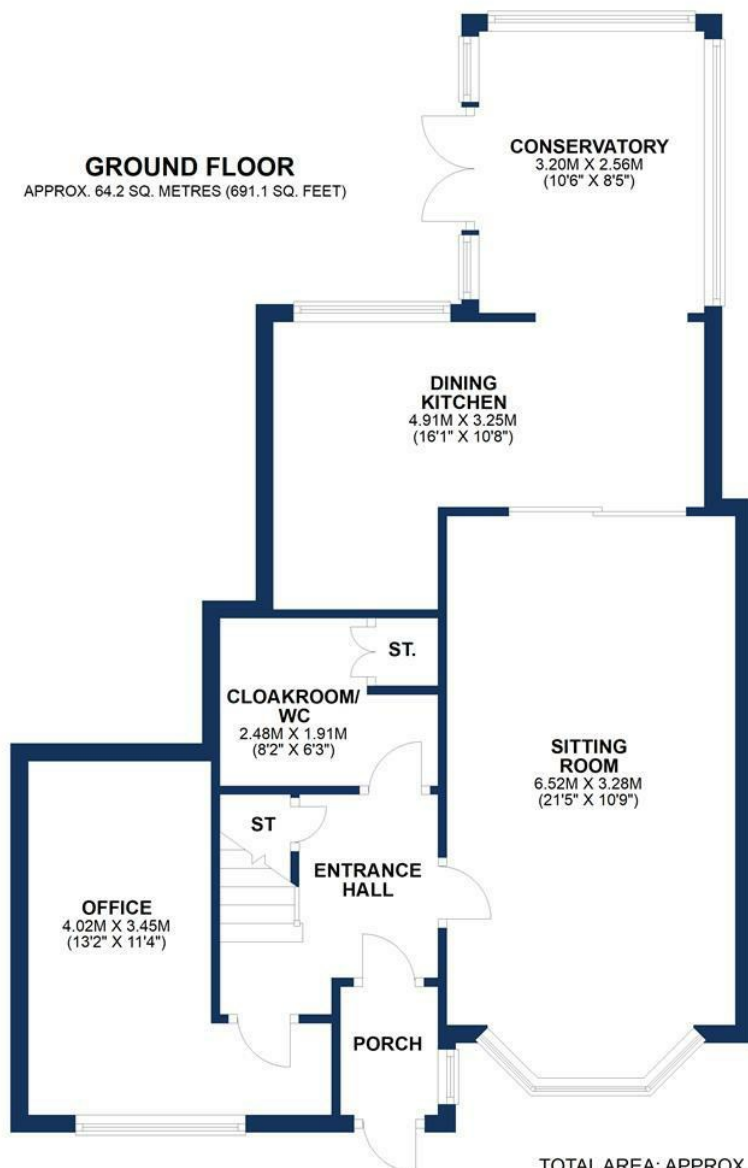
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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TOTAL AREA: APPROX. 98.5 SQ. METRES (1060.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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