



20 LANGHAM GROVE | TIMPERLEY

£495,000

An extended semi detached family home in an ideal location with extensive gardens to the side which need to be seen to be appreciated. The accommodation briefly comprises enclosed porch, entrance hall, through sitting/dining room with doors onto the rear gardens, extended breakfast kitchen, three bedrooms and bathroom/WC. Off road parking to the front and wide detached garage. Extensive lawned gardens to the side continuing to the rear and providing any prospective purchaser the opportunity to extend subject to the relevant permissions being obtained. Viewing is highly recommended to appreciate the plot on offer.

POSTCODE: WA15 6DU

DESCRIPTION

A traditional semi detached family home in a sought after location beautifully maintained and presented throughout and extended to provide well proportioned living space and occupying an exceptional plot which needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch leading onto the welcoming entrance hall and features a full depth sitting/dining room with doors leading onto the attractive rear gardens. The accommodation to the ground floor is completed by the extended kitchen fitted with a comprehensive range of white high gloss units and with access to the gardens. To the first floor there are three bedrooms, two doubles, and all benefitting from fitted wardrobes and serviced by the family bathroom/WC.

Externally the driveway provides off road parking, EV charging point and access to the detached wide garage and to one side there are double gates leading onto a further hardstanding parking area. The drive also benefits from an adjacent lawned garden. The gardens to the side are extensive and laid mainly to lawn and benefit from a southerly aspect to enjoy the sun all day. The size of the garden presents any prospective purchaser the opportunity to extend the property subject to the relevant permissions being obtained.

Security features include an alarm and front facing cameras.

The property is well placed being in the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and with Altrincham town centre a little further distant.

Viewing is essential to appreciate the gardens on offer and the further potential.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Glass panelled front door. Tiled floor.

ENTRANCE HALL

Glass panelled front door. Radiator. Stairs to first floor. Dado rail. Understairs storage cupboard.

SITTING/DINING ROOM

24'11" x 11'5" (7.59m x 3.48m)

Running the full depth of the property and with ample space for living and dining suites. PVCu double glazed bay window to the front. PVCu double glazed sliding doors provide access to the rear garden. Exposed brick chimney breast. Television aerial point. Telephone point. Two radiators. Gas fire supply.

KITCHEN

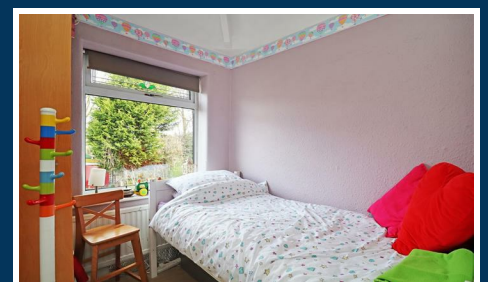
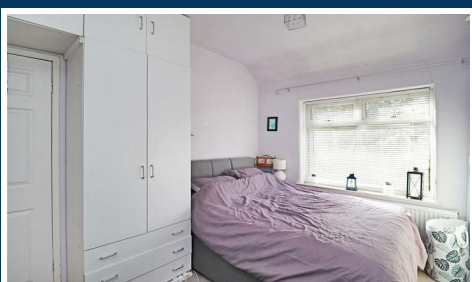
18'5" x 13'8" maximum measurements (5.61m x 4.17m maximum measurements)

Fitted with a comprehensive range of white high gloss units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker. Two integrated fridges. Integrated dishwasher. Plumbing for washing machine. Wall mounted Worcester combination gas central heating boiler. PVCu double glazed windows to the side and rear. Glass panelled doors to the garden. Recessed low voltage lighting. Radiator.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.



BEDROOM 1

11'11" x 10'11" (3.63m x 3.33m)

With PVCu double glazed window overlooking the rear gardens. Fitted wardrobes. Radiator.

BEDROOM 2

12'5" x 10'11" (3.78m x 3.33m)

With PVCu double glazed bay window to the front. Fitted wardrobes with overhead cupboards. Radiator.

BEDROOM 3

7'1" x 6'0" (2.16m x 1.83m)

PVCu double glazed window to the front. Radiator. Fitted wardrobe.

BATHROOM

8'11" x 6'0" (2.72m x 1.83m)

Fitted with a white suite with chrome fittings comprising panelled bath with electric shower over, vanity wash basin and WC. Opaque PVCu double glazed windows to the side and rear. Part tiled walls. Recessed low voltage lighting. Extractor fan. Heated towel rail.

OUTSIDE

GARAGE

16'11" x 12'5" (5.16m x 3.78m)

With up and over door to the front. Door to the rear. Light and power. Window to the side.

To the front of the property the driveway provides off road parking plus access to the garage and there is gated access to the garden. Further along there are double gates leading onto a separate hardstanding parking area.

To the side and rear there are extensive gardens laid mainly to lawn with well stocked flowerbeds and incorporating patio seating areas. The gardens benefit from a southerly aspect to enjoy the sun all day and the size of the plot gives any prospective purchaser the opportunity to extend subject to the relevant permissions being obtained.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

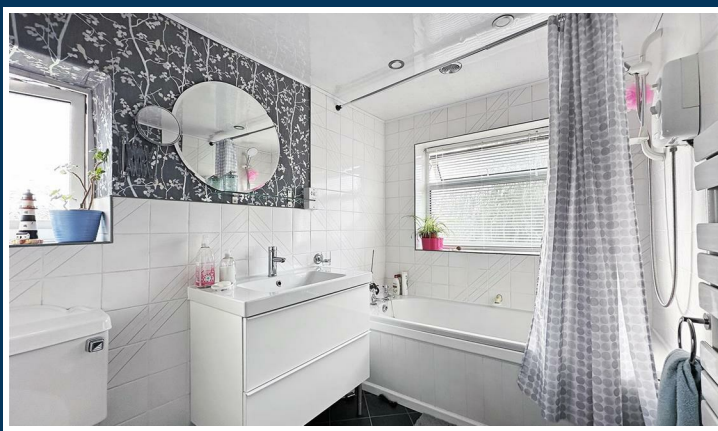
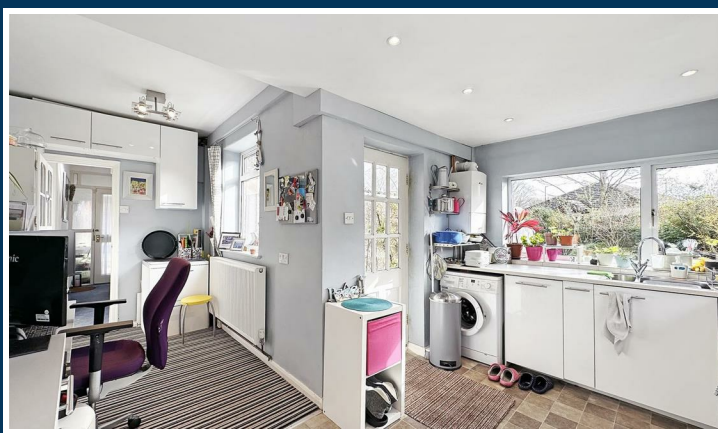
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TENURE

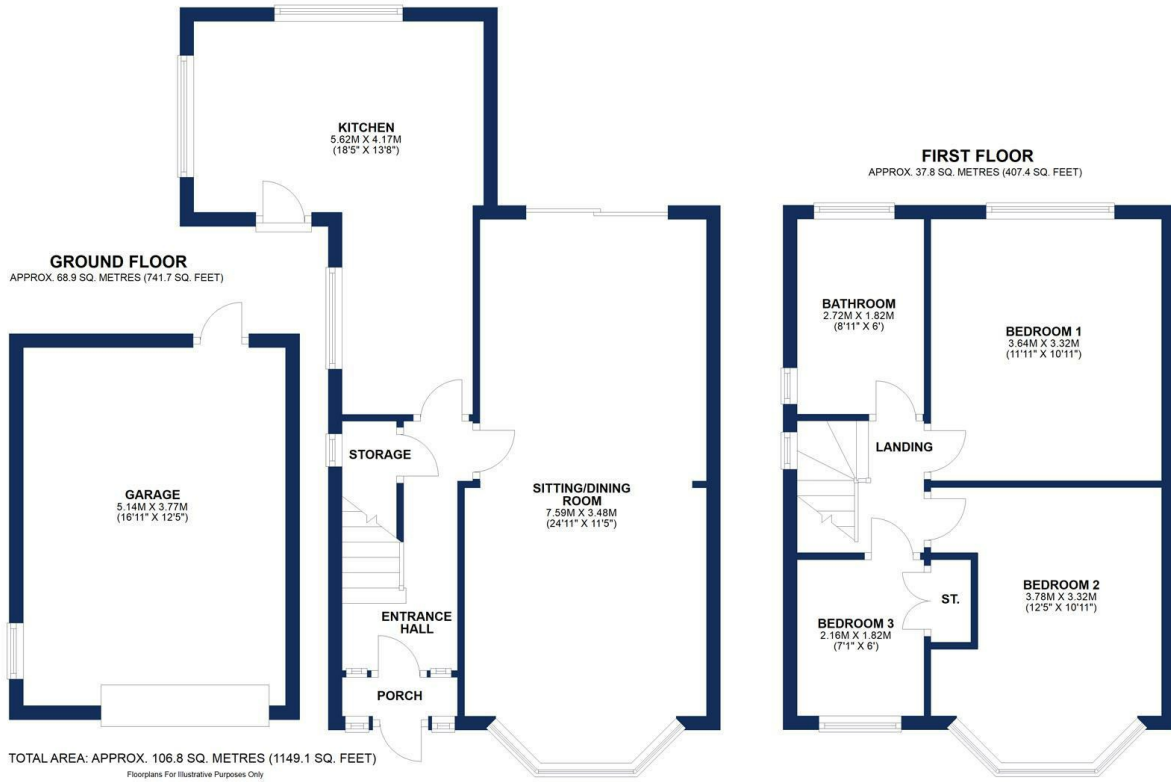
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

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



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