



**THORNLEY
GROVES**

9 Arderne Road, Timperley, WA15 6HJ



Available with no chain, this deceptively spacious, well-presented and extended semi-detached family sized home is situated in a popular residential location that falls within the catchment area of excellent local schools and close proximity of the Metrolink.

£379,950

16/18 Lloyd Street WA14 2DE
Tel: 0161 941 4111 Email: altrincham@thornleygroves.co.uk

Visit www.thornleygroves.co.uk for the latest listings

Lying a short distance away from the towns of Sale and Altrincham, Timperley is a particularly convenient location and benefits from a bustling village centre with local shops catering for most day to day needs. Recreational facilities exist in abundance within the Trafford area with many private and municipal sports and leisure clubs. For the commuter, there are excellent links to the nationwide motorway network. Altrincham town centre with its excellent range of shops, including Marks & Spencer, House of Fraser, Debenhams, Waterstones and Tesco, lies a short distance away as does Hale village with many specialist shops, boutiques, wine bars and restaurants.

ENTRANCE PORCH

Accessed via a uPVC double glazed door. uPVC double glazed windows. Tiled floor. Power points. Hardwood door with frosted glazed insert to:

ENTRANCE HALLWAY

Understairs storage cupboard. Radiator. Meter cupboard. Balustrade staircase to the first floor. Sunken spotlights. Wooden floor.

LIVING ROOM

A well presented reception room with a glazed bay window to the front elevation with original leaded lights above. Radiator. TV point. Ceiling coving. Sunken spotlights.



DINING KITCHEN

A fantastic, well designed dining kitchen fitted with a comprehensive range of cream high gloss wall and base units. Contrasting black granite work surfaces. 1½ bowl stainless steel sink and drainer with mixer tap. Stainless steel splash back with extractor hood above and stainless steel gas Range cooker beneath. Space for an American style fridge/freezer. Integrated dishwasher. Space and plumbing for a washing machine. Central island unit with integrated drawers, pull out spice rack and breakfast bar with seating for two. uPVC double glazed window to the rear elevation. A cupboard houses the recently updated Worcester combi boiler. The room then



DINING AREA

A pleasant dining area with ample space for a large dining table and chairs. TV point. uPVC double glazed doors to the rear garden. Sunken spotlights and wooden flooring throughout the dining kitchen.



DOWNSTAIRS WC

White low level WC. Wall mounted wash basin with chrome taps and splash back tiles. uPVC frosted double glazed window to the front elevation. Radiator. Wooden flooring.



FIRST FLOOR LANDING

Oversized loft access hatch with fold down ladder. Sunken spotlights.

BEDROOM ONE

An excellent sized double bedroom with glazed bay window to the front elevation. Fitted wardrobes provide hanging and shelf storage space with additional overhead compartments. Radiator. TV point. Telephone point.



BEDROOM TWO

Another well presented and spacious double bedroom with a uPVC double glazed window to the rear elevation. Radiator. Sunken spotlights.

BEDROOM THREE

The third double bedroom with a uPVC double glazed window to the rear elevation. Fitted wardrobes. Radiator. Sunken spotlights.

BEDROOM FOUR

Single bedroom/nursery with a glazed window to the side elevation. Purpose built wardrobe. Telephone point. Radiator.

BATHROOM

A well appointed, recently updated bathroom with a white suite comprising low level WC. Pedestal wash basin with chrome mixer tap. Freestanding Victoria & Albert bath with chrome mixer tap. Walk-in double shower with additional rinsing shower head. Limestone effect oversized wall tiles with matching floor tiles. Underfloor heating. uPVC frosted double glazed windows to the front and side elevations. Sunken spotlights. Wall mounted chrome heated towel rail.



GENERAL DESCRIPTION OUTSIDE

To the front of the property, a brick block driveway provides off road parking and is enclosed by slat fencing and brick boundary wall. The rear garden has a brick block patio area and the remainder of the garden is laid to lawn. To the far end, there are two garden sheds and an additional paved patio area, ideal for outside entertaining. Matching shrubs and bushes. Well established tree.



TENURE & COUNCIL TAX

The freehold/leasehold of this property is to be confirmed and it is in the Trafford Borough, Council tax - Band C (£1,249.62 pa).

DIRECTIONS

Leave the centre of Timperley village on Park Road (B5165) heading in the direction of Manchester Road. Continue for approximately three-quarters of a mile passing Heyes Lane on the right and Moss Lane on the left. Before reaching Timperley train station, turn right onto Riddings Road and take the fourth turning on the right onto Arderne Road where the property will be seen after a short distance on the right hand side.

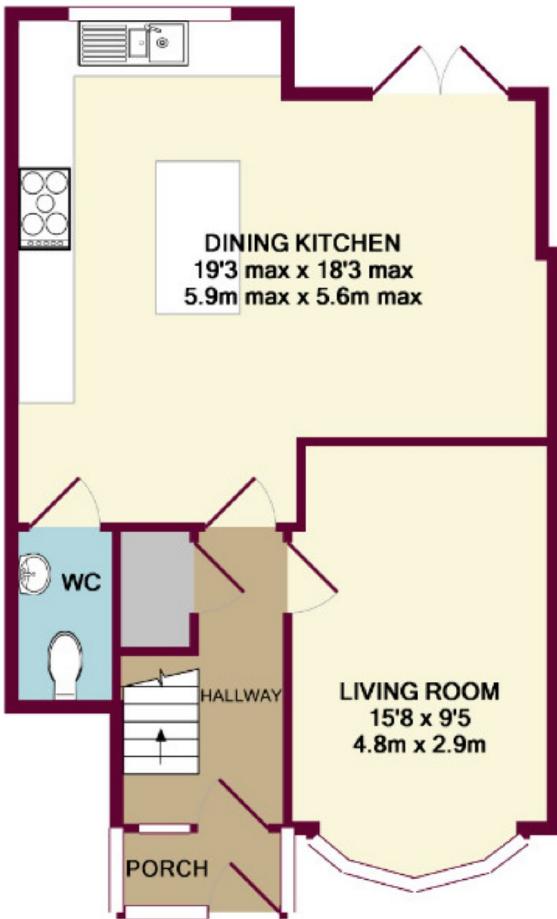
SPECIAL NOTE:

The vendor has not approved these details. These details are in draft format only. Thornley Groves are not responsible for any errors within these details.



Call 0161 941 4111 to view





GROUND FLOOR
APPROX. FLOOR
AREA 539 SQ.FT.
(50.1 SQ.M.)

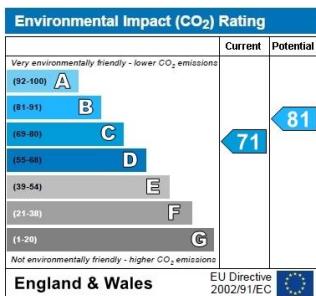
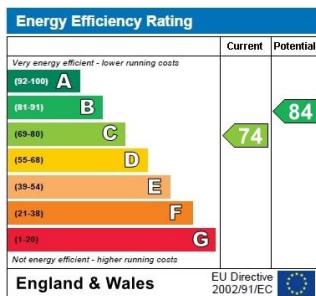


1ST FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Manchester Central
9 John Dalton Street
M2 6FW

Manchester Northern Quarter
84 Tib Street
M4 1LG

Manchester Southern Gateway
25 Whitworth St West
M1 5ND

Salford City point
150 Chapel Street
M3 6AF

Swinton

46 Chorley Road
M27 5AF

Urmston

2 Higher Road
M41 9BQ

Sale

100 School Road
M33 7XB

Altrincham

16/18 Lloyd Street
WA14 2DE

Hale

213 Ashley Road
WA15 9TB

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