



'St Lawrence' 93 Thorley Lane
Timperley, Altrincham
WA15 7AS

PAUL BIRTLES
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St Lawrence
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Offers Over £795,000

NO ONGOING VENDOR CHAIN A four bedroom detached property set within a large corner plot of approx 0.27 acres. Extensive family accommodation of approx 2007 sq ft to include a large detached brick garage. Owned since 1983 by the current owners, the property now requires modernisation and updating offering prospective purchasers opportunity to refurbish a property to their own requirements. Multiple reception rooms to the ground floor. Four double bedrooms, one en-suite plus an additional bathroom and separate WC. Excellent off road parking facilities. Potential to extend subject to any necessary planning consents required. Large rear garden. Situated on the corner of Thorley Lane and Fairview Road. Well positioned for access to local transport links. Must be viewed to be appreciated. Freehold subject to a £10 per annum rent charge. Virtual Tour Available.

TO THE GROUND FLOOR

Covered Entrance Area

To:

Entrance Hall

With stairs off to the first floor rooms. Radiator. Wood panelling and plate rack for display etc. Feature entrance door with adjacent side windows with leaded lights and stained glass inserts.

Lounge

With a double glazed bay window to the front elevation and double glazed window to the side elevation. Two radiators. A living flame electric fire is set within the chimney breast with tiled hearth.

Sitting Room

With a bay window to the rear elevation. Two radiators. Wood panelled decor and beamed ceiling. A feature fireplace provides a focal point of this room. Door off to:

Office/Study

With wall light points. Windows to two elevations and exit door to the side elevation.

Dining Room

With windows to two elevations. Radiator. Cupboard off where the 'Glow-Worm' floor standing central heating boiler is located. Further built in storage. Archway to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Plumbing for a washer and dishwasher provided. Built in oven/grill with gas hob and extractor. Tiled splashbacks. Window to the rear and exit door to the side elevation.

TO THE FIRST FLOOR

Landing

With a loft access point. Radiator. Window to the front elevation.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Range of built in wardrobes.

Bedroom (2)

With windows to two elevation and an excellent range of fitted wardrobes. Two radiators. Double doors open:

En-Suite Shower Room

With a walk-in shower enclosure, low level WC and Vanity wash hand basin. Radiator. Tiled areas.

Bedroom (3)

With a window to the rear elevation. Radiator.

Bedroom (4)

With a double glazed window to the front elevation. Radiator.

Separate WC

With a low level WC. Tiled areas. Window to the side elevation.

Bathroom

With a three piece white suite comprising timber panelled bath, pedestal wash hand basin and low level WC. Radiator. Tiled areas. Window to the rear elevation. Cylinder cupboard.

Outside



The property enjoys a large corner plot of approx 0.27 acres. To the front and side is an off road parking facility for multiple vehicles. With mature borders, the property is well screened for privacy. To the rear is a large enclosed rear garden with lawn and patio areas with an easterly aspect. There is a DETACHED brick garage approx 336 sq ft with additional storage to the side not shown on the floorplan. The garage has power and light with an electronically operated roller door.







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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

2007 ft²

186.4 m²

Balconies and terraces

83 ft²

7.7 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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