



Moss Lane Timperley | Altrincham | wa15 6jq

**Meller  
Braggins**





## Features

- Four bedroom period semi detached property
- Over 2100 sqft of accommodation
- Walking distance of primary and secondary schools
- Large gardens and grounds

A superb four bedroom semi-detached family residence offering over 2100 square feet of accommodation located on one of Timperleys finest roads. It is rare that properties of this calibre

become available on the open market offering a wealth of opportunity to modernise and extend to create a simply stunning home. The property benefits from a sizeable front driveway

leading to a detached garage to the side and a very large private south-east facing garden, ideal for a growing family and alfresco dining in the summer months.

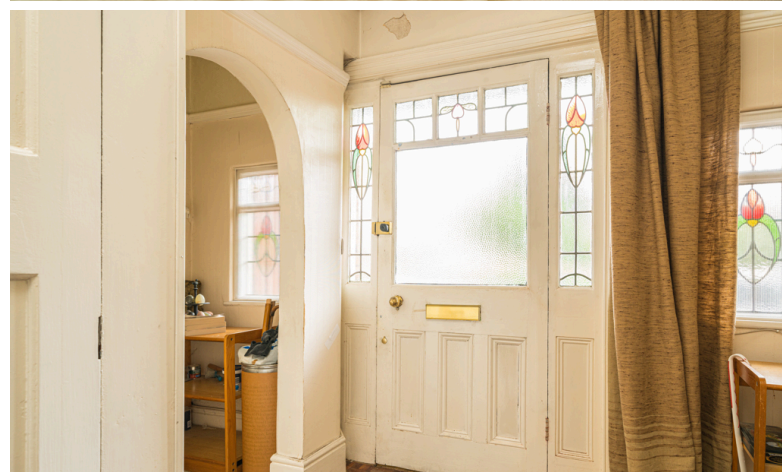




On entering the house there is a grand entrance hallway featuring a large double storage cupboard, walk in under stairs store room and stairs leading to the first floor. To the front of the property is a very large dining room with bay window and attractive fireplace. To the rear of the property is a sizeable lounge with fireplace and patio doors opening onto the rear terrace. A light and spacious morning room leads through to the kitchen and ground floor shower room. There is potential to extend onto the rear of the property to create a wonderful open plan kitchen/ living/dining room, subject to obtaining the relevant planning consents. On the first floor is a spacious landing with walking in store room off which could be converted into an ensuite for the master or second bedroom, and further storage cupboard. The grand master bedroom is found to the front of the property, featuring a large bay window and built in storage cupboard. Bedroom two is found to the rear of the property offering views across the charming garden. Bedroom three is a further double room found to the front of the property and bedroom four is a sizeable single bedroom/office. The family bathroom is fitted with a white three piece suite and offers potential for an upgrade.



The property is located on one of the most sought after roads in Timperley being within walking distance of St. Hugh's Catholic, Heyes Lane and Willows primary schools. The well renowned Wellington secondary school is close by, as is the Metro tram stop giving convenient access to Manchester city centre. In addition, the village centre itself is also close by and offers a range of shops and restaurants together with the doctors and other facilities. For the sports enthusiast, Altrincham Golf Course, Heyes Grove Tennis Club and Timperley Athletics club are all within a few minutes drive. For the commuter there is excellent road access to the M60 ring road and M56.





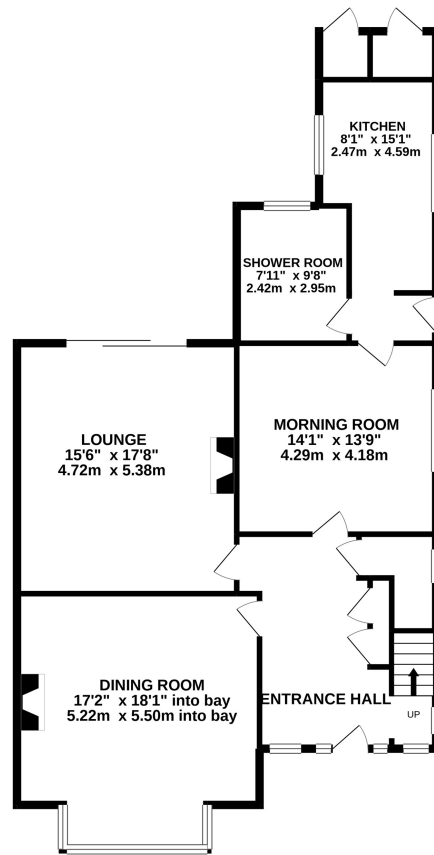




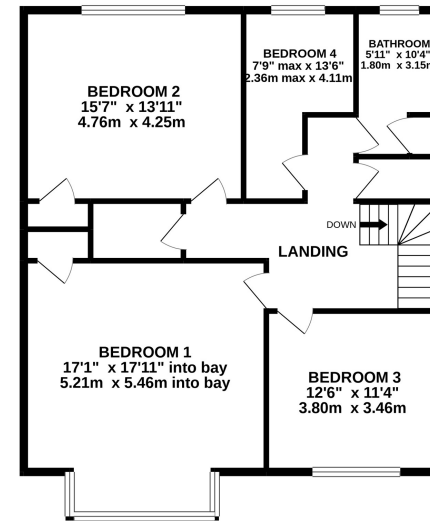
## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
1171 sq.ft. (108.8 sq.m.) approx.



1ST FLOOR  
995 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 2166 sq.ft. (201.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 5/2021

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