

22 Clover Road  
Timperley  
WA15 7NL



A THREE BEDROOM TRADITIONALLY BUILT SEMI-DETACHED HOUSE REQUIRING COMPLETE MODERNISATION. GOOD SIZED REAR GARDENS ARE A FEATURE, WHILST THE HOUSE PRESENTS EXCELLENT POTENTIAL AND SOME SCOPE FOR FURTHER EXTENSION SUBJECT TO PLANNING CONSENT

**FOR SALE BY AUCTION**  
**AT THE DE VERE DARESBUY PARK, CHESTER ROAD, DARESBUY, WARRINGTON**  
**ON THURSDAY 25<sup>TH</sup> MARCH 2010 AT 3.00PM**

(Subject to Conditions of Sale, which will be available for inspection at the offices of the Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)

With excellent potential, a three bedroomed semi-detached house requiring complete modernisation. The sale of 22 Clover Road presents an increasingly rare opportunity to acquire a traditional three bedroomed semi-detached house that requires complete modernisation and which also offers excellent potential with possibilities for extension (subject to planning consent).

The house was built to a traditional style around seventy years ago with brick elevations under a tiled roof. A two storey extension was undertaken in two parts many years ago.

The general accommodation features a hall, lounge, dining room and a kitchen. The first floor has a landing off which there are three bedrooms and a bathroom. A concrete section garage is to the rear of the drive which flanks the side of the house.

Gardens are of a good size, the rear garden being laid to lawn and with established somewhat overgrown borders.

**DIRECTIONS:** From our office in Hale bear left along Ashley Road taking the third turn on the left onto Harrop Road passing St Peters Church on the left and continuing forward to Planetree Road and at the junction with Park Road turn left and proceed to the traffic lights. Proceed straight across Hale Road and continue on Delahays Road to the next set of traffic lights proceeding straight across and continue to the mini roundabout bearing left onto Wood Lane. Turn right after the row of shops onto Green Lane North which leads onto Clover Road and the property will be observed some way down on your left hand side.

## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE HALL**, 13'1" x 7'5" (3.98m x 2.26m). With entrance door, stairs to the first floor and cupboard below stairs.

**LOUNGE**, 10'7" x 10'0" (3.22m x 3.04m). Splayed bay window and open fireplace.

**LIVING ROOM**, 11'0" x 10'7" (3.35m x 3.22m). Window to the rear.

**KITCHEN**, 12'0" x 7'4" (3.65m x 2.23m). Window to the rear and door to outside.

## FIRST FLOOR

### LANDING

**BEDROOM 1**, 11'4" x 10'2" (3.45m x 3.09m). Window to the front and wardrobes.

**BEDROOM 2**, 11'1" x 10'4" (3.37m x 3.15m). Window to the rear and wardrobes.

**BEDROOM 3**, 12'4" x 8'9" (3.75m x 2.66m). Window to the rear.

**BATHROOM**, 7'2" x 4'11" (2.18m x 1.49m) plus WC recess. Primrose coloured suite comprising panelled bath, pedestal wash basin and WC.

### OUTSIDE

### DILAPIDATED GARAGE

### GARDENS

At the front of the property there are neatly tended lawn gardens flanked by a driveway giving access to the garage. The rear garden is laid principally to lawn but is somewhat overgrown and heavily stocked borders.



**SERVICES** All mains services are connected

We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports.

**TENURE** We are informed to be Freehold. This detail has not been confirmed from the title deeds.

**ASSESSMENTS** Council Tax Band 'C' – Trafford Borough Council.

**VACANT POSSESSION UPON COMPLETION**



## WE ALSO OFFER THE FOLLOWING PROPERTY RELATED SERVICES:-

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