



Cheam Road, Timperley, WA15
Offers in Excess of £475,000



Property Features

- Four Bedroom Semi-Detached House
- Extended Family Home
- Off Road Parking for Two Vehicles
- Large South Facing Rear Garden
- Double Glazed Throughout
- Catchment of Outstanding Schools
- Open-Plan Kitchen-Diner
- Seven Minutes Walk to Metro Link Station
- Scope to Extend to Side and Rear

Full Description

An extended four-bedroom semi-detached family home, with a generous rear garden and off-road parking. This property benefits from an open-plan kitchen-diner; a separate lounge; three double bedrooms and one single bedroom and a south-facing rear garden.

The property is conveniently located just a 7-minute walk to Timperley Metrolink Station and a short walk to several sought-after primary schools, including Park Road Primary, Heyes Lane Primary, and St. Hugh's Catholic Primary School. It is also in catchment for Trafford's sought-after grammar schools.



LOUNGE

21' 5" x 10' 6" (6.54m x 3.21m)

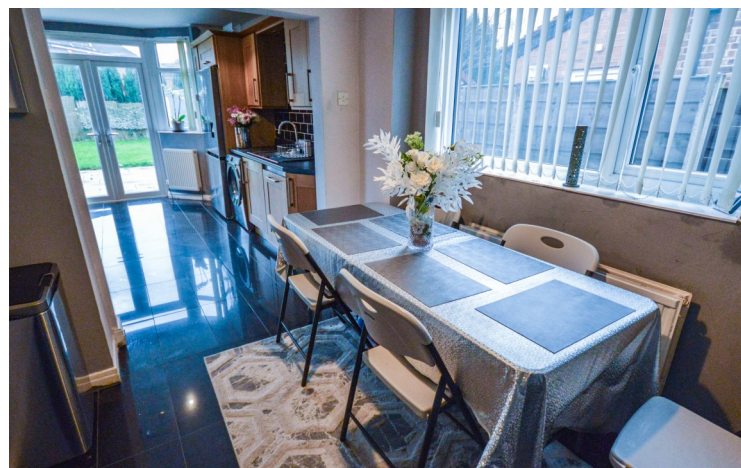
The lounge is located off the entrance hall with uPVC double glazed bay windows to the front aspect. This room also offers a uPVC double glazed window to the rear aspect; wood effect laminate flooring; a pendant light fitting; two double panel radiators; an electric fire with decorative fire surround and television and telephone points.



DINING ROOM

7' 3" x 10' 1" (2.22m x 3.08m)

The dining room is accessed via a wooden panelled door from the entrance hall and allows access to the kitchen beyond via an opening. The dining room offers a uPVC double-glazed window to the side aspect; tiled flooring; a pendant light fitting; a double panelled radiator and access to an understairs storage cupboard.



KITCHEN

11' 7" x 14' 1" (3.54m x 4.31m)

The kitchen is open to the dining room and benefits from uPVC double-glazed French doors allowing access to the rear garden, in addition to a uPVC double-glazed window to the side aspect. This room is fitted with tiled flooring; a ceiling-mounted strip of multi-directional spotlights; a range of matching base and eye level storage units, with worktops and a tiled splash back. The kitchen area is fitted with a recessed eye-level double oven; a recessed stainless steel sink; an induction hob and extractor hood over; an integrated dishwasher and space and plumbing for a washing machine and American-style fridge-freezer.



MASTER BEDROOM

13' 3" x 10' 7" (4.05m x 3.23m)

The master bedroom is located off the first-floor landing with a uPVC double-glazed bay window to the front aspect. This bedroom is fitted with wood-effect laminate flooring; a double panel radiator and a pendant light fitting. This room is offers ample space for a double bed, bedside tables, chest of draws, and wardrobes.



BEDROOM TWO

9' 9" x 8' 2" (2.98m x 2.51m)

The second double bedroom also located off the first-floor landing offers a uPVC double-glazed window to the rear aspect; wood effect laminate flooring; a single panel radiator; and a telephone point. This room is also more than large enough to accommodate a double bed, chest of draws and wardrobe.



BEDROOM THREE

9' 3" x 11' 8" (2.84m x 3.57m)

The third bedroom is located off the first-floor landing to the rear of the property, with a uPVC double-glazed bay window overlooking the rear garden. This room is fitted with wood effect laminate flooring; a pendant light fitting; and a double panel radiator. This is also a large enough room to accommodate a double bed, bedside tables and wardrobe.



BEDROOM FOUR

7' 3" x 8' 0" (2.21m x 2.44m)

The final bedroom is a single bedroom, located off the first-floor landing with a uPVC double glazed window to the front aspect. This room comprises wood effect laminate flooring; a pendant light fitting and a double panel radiator.

BATHROOM

4' 11" x 12' 7" (1.51m x 3.84m)

The family bathroom is located off the first-floor landing with a uPVC double glazed frosted glass window to the side aspect. The bathroom is fitted with tiled flooring and floor-to-ceiling tiled walls; a wall mounted heated towel rail; an extractor fan; a panelled bath; a low-level WC; a wall mounted wash hand basin with storage under and a walk-in shower cubicle with chrome thermostatic shower system.

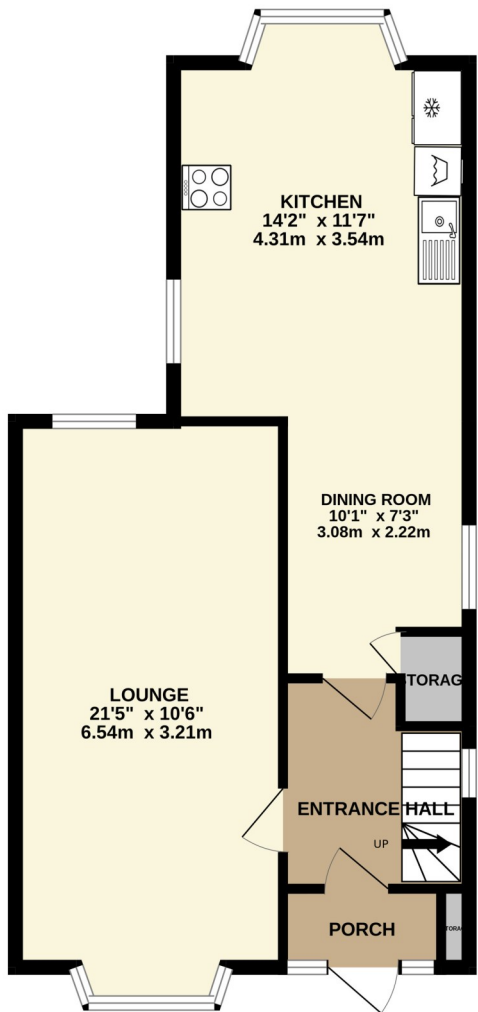
EXTERNAL

The property offers a paved drive to the front aspect, allowing off-road parking for two vehicles. From the front garden one can access the side of the property and rear garden via timber gates.

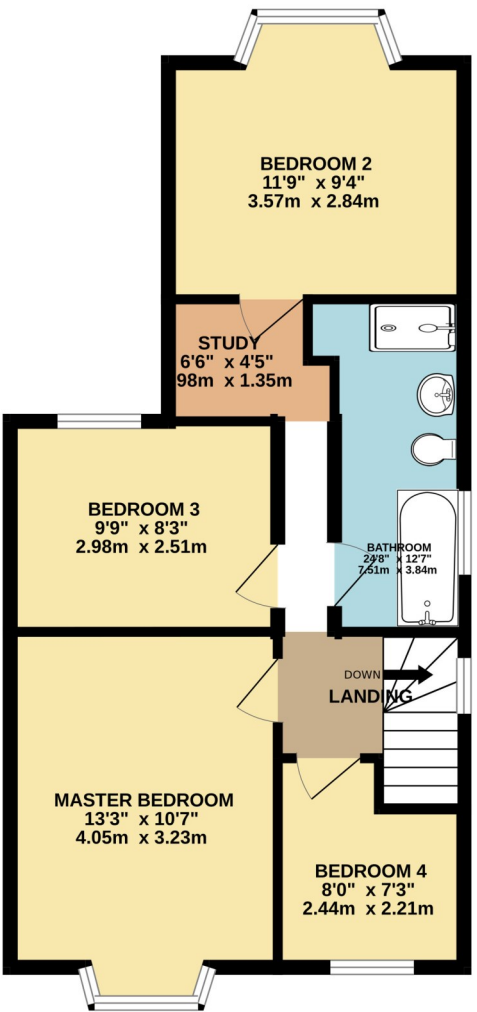
The rear garden can be reached via the gate to the side of the property or via the uPVC double glazed French doors from the kitchen-diner. The south facing rear garden is largely laid to lawn with a large paved patio area adjacent to the property for summer dining. The rear garden is enclosed on three sides by timber panelled fencing and a mature hedge.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

1. When was this property built?

The owner advised this house was constructed in 1933.

2. When did the current owners purchase this house?

The current owners purchased this house in September 2004.

3. Who lives in the neighbouring houses?

The owners have advised the neighbours are pleasant owner occupiers.

4. Is this property sold freehold or leasehold?

The owners have advised this house is sold as Freehold with a Chief Rent of £5 per annum. Your legal advisor will be able to confirm this information.

5. What are the current owner's favourite aspects of this property?

The current owners have advised they have enjoyed the spacious rooms in the property, and the large south-facing garden.

6. Have the owners had the boiler inspected recently?

Yes, the current owners have had the boiler serviced in December 2024.

7. How much is the council tax on this property?

The property is in Trafford Council and is a band C, which is currently £1,751.87 per annum.