



Victoria Road, Timperley, WA15  
Asking Price of £695,000



# Property Features

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- Four Bedroom Semi-Detached House
- Off-Road Parking
- Modernised and Extended
- Open-Plan Kitchen-Diner
- Catchment of Outstanding Schools
- Chain Free Sale
- Downstairs WC
- En Suite to Master Bedroom
- Corner Plot

## Full Description

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Extended and fully modernised four bedroom semi-detached family home. This property offers off-road parking to the front and side of the property; an impressive open-plan kitchen-lounge-diner with bi-fold doors leading to the rear garden. The property also benefits from a downstairs WC; large family bathroom and en suite shower room off the master bedroom.

The property is located a short walk from an array of sought after schools and within catchment for Trafford's Grammar schools. Willows Primary, Forest Prep and Nursery, Pictor Academy, and Wellington School are all just a short walk from the house. The property is also close to Timperley town centre and Navigation Road Metrolink Station.



## LOUNGE

**11' 8" x 10' 11" (3.57m x 3.34m)**

The lounge is located off the entrance hall with uPVC double glazed bay windows to the front aspect. The lounge benefits from LVT wood effect flooring; a double panel radiator; a feature fireplace; television and telephone points; and a pendant light fitting.



## KITCHEN-DINER-LOUNGE

**24' 0" x 25' 9" (7.33m x 7.87m)**

The kitchen-diner-lounge is an fabulous entertaining space, and equally a lovely family room combining space for dining, relaxing, cooking, with ample room for the children to do their homework and dance practice. This room offers bi-fold doors to the rear garden; two uPVC double glazed windows to the rear and side aspect, with fitted horizontal blinds and a large Velux skylight over the dining area. The roof is also well lit in the evening with four pendant light fittings and strip lighting over the kitchen area.

The kitchen area offers a range of matching base and eye level storage units, with a central island. There are a range of integrated appliances, such as a fridge-freezer, dishwasher, double oven and microwave oven. The kitchen is also fitted with a recessed five ring gas hob with extractor fan over; and a one and a half bowl sink.

This space is finished with a LVT flooring; a multi-fuel stove; a double panel radiator; a wall mounted vertical column radiator, television and telephone points. From this room wooden panelled doors allows access to the utility room and entrance hall.



## UTILITY ROOM

**7' 7" x 6' 9" (2.32m x 2.07m)**

The utility room is a convenient space which can be accessed from the kitchen-diner and allows access to the side exterior via a uPVC door. This room offers matching base and eye level storage units with plumbing for a washing machine; space for a fridge-freezer; ceiling mounted multi-directional spotlighting; wood effect LVT flooring and a double panel radiator.



## OFFICE

**6' 9" x 5' 6" (2.07m x 1.69m)**

Located off the entrance hall is a small office with a uPVC double glazed window to the front aspect, fitted with a Roman blind; LVT wood effect flooring; a double panel radiator; a pendant light fitting and a wooden panelled door leading to the downstairs WC.

This room could also be utilised as a large cloakroom, or space for parking a pram.



## DOWNSTAIRS WC

**2' 11" x 7' 8" (0.89m x 2.35m)**

The downstairs WC offers a uPVC double glazed frosted glass window to the side aspect, with fitted Roman blind. The room is fitted with a low-level WC; a wall mounted hand wash basin with storage under; wood effect LVT flooring; a double panel radiator; an extractor fan and a pendant light fitting.



## MASTER BEDROOM

**15' 4" x 13' 9" (4.68m x 4.20m)**

The master bedroom is located off the first-floor landing with a large uPVC double glazed window to the rear aspect, fitted with horizontal blinds and curtains. This room offers a wood effect LVT flooring; wall-to-wall build in mirror fronted wardrobes; a double panel radiator; ceiling mounted flush lighting and wall mounted lighting over the bedside tables and a wooden panelled door allowing access to the en suite shower room.



## EN SUITE SHOWER ROOM

**6' 2" x 5' 2" (1.90m x 1.58m)**

The en suite shower room is located off the master bedroom with a uPVC double glazed frosted glass window to the side aspect; a wall mounted hand wash basin with storage under; a low-level WC; walk-in shower with chrome thermostatic shower system; a ceiling mounted light fitting; extractor fan and LVT wood effect flooring.



## BEDROOM TWO

**14' 6" x 10' 7" (4.44m x 3.25m)**

The second double bedroom benefits from uPVC double glazed bay windows to the front aspect. This room offers wood effect laminate flooring; a pendant light fitting; a single panel radiator; and built in mirror fronted wardrobes and over head storage cabinets.



## BEDROOM THREE

**11' 6" x 10' 7" (3.52m x 3.23m)**

The third bedroom is also a generous double bedroom with uPVC double glazed window to the rear aspect. This room comprises a double panel radiator; a pendant light fitting; wood effect LVT flooring; and wall-to-wall built in mirror fronted wardrobes.



## BEDROOM FOUR

**6' 3" x 9' 7" (1.93m x 2.94m)**

The fourth bedroom is a single bedroom with a uPVC double glazed window to the front aspect. This room is fitted with LVT wood effect flooring; a pendant light fitting; a double panel radiator and an over stairs built in storage cupboard.



## BATHROOM

14' 0" x 6' 9" (4.28m x 2.08m)

The main family bathroom is located off the first floor landing, with a uPVC double glazed frosted glass window to the front aspect. The bathroom is fitted with a panelled bath; a large shower cubicle, with built-in speakers, seating for two adults and doubles as a steam room; a vanity unit with wall-mounted hand wash basin, low-level WC and storage cupboards; a wall-mounted chrome heated towel rail; laminate tile effect flooring; an extractor fan and two ceiling-mounted light fittings.



## EXTERNAL

To the front of the property one will find a large paved driveway allowing off-road parking for two vehicles. Adjacent to the drive is a lawned front garden which is enclosed by a timber panelled fence. From the front garden one can access the side and rear of the property via timber gates.



To the side of the property lies a paved seating area with gates to either side allowing access to the front and rear of the property. This space can also be accessed via the side door to the utility room. A wrought iron gate allows access to the rear of the property, where you will find an additional gated off-road parking space and access to the timber garage. The garage is fitted with power and lighting.



A further gate allows access to a decked seating area which can be accessed via bi-folding doors from the kitchen-diner. This space is fitted with a pergola, atmospheric outside lighting and is enclosed by timber panelled fencing.

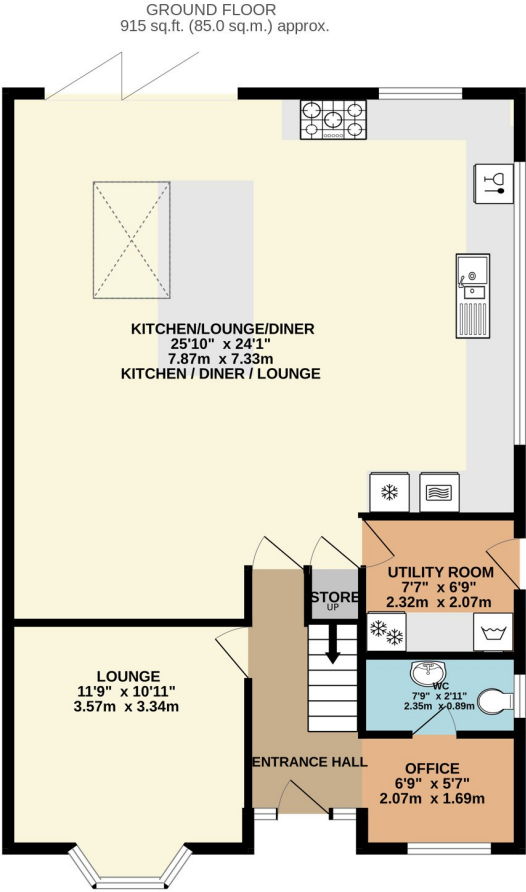




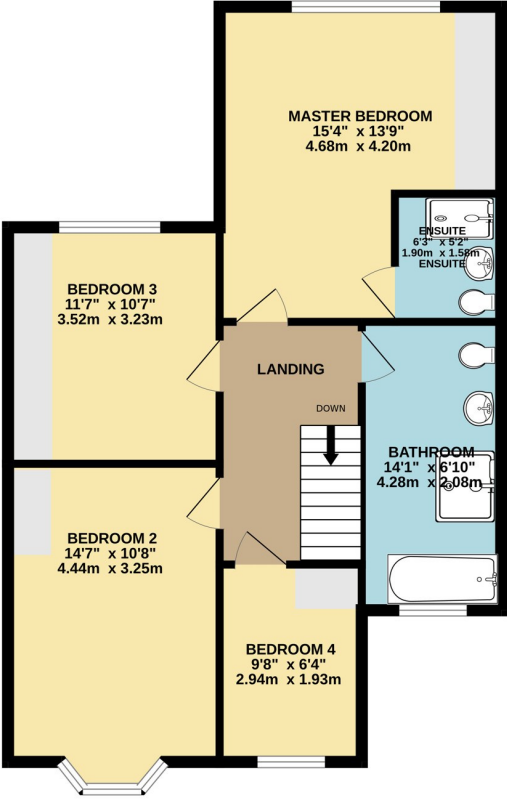


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property’s current and potential energy rating.



1ST FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1644 sq.ft. (152.7 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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# COMMON QUESTIONS

**1. When was this property built?** The property was built in 1939.

**2. Is this property freehold or leasehold?** The property has a long lease of 914 years, with a ground rent of £6 per annum. The lease can be purchased if the buyer wishes, the last quoted amount for this was £500 to purchase, plus £400 for legal costs. This can easily be processed during the property purchase.

**3. Has the current owner carried out any work on this property?** Yes, the current owner has added a double storey extension to the property and has also re-wired, re-plumbed and re-roofed the property. The work has all been certified and the owner holds the documentation for this. The works included a new boiler; lots of insulation; new bathrooms and kitchen; and installation of a surveillance system which will be left for the buyer, allowing full visibility of all sides of the property remotely.

**4. Will the owner be purchasing a connected property?** No, the property is sold chain free, the owner is able to vacate at a time suitable to accommodate his buyers timescales.

**5. Which items are included in the sale price for this property?** The vendor intends to leave for the buyer the integrated appliances, which include a fridge-freezer, dishwasher, microwave oven, and double oven. The owner will also leave for the buyer all the curtains, blinds and light fittings. If the buyer wishes to purchase other items from the property, the owner is open minded and this can be agreed after the purchase of the house has been agreed.

**6. What are the current owners favourite aspects of this property?** The vendor has said that he has enjoyed how cosy the house is and efficient to heat as it has been so well insulated; the high quality finish; and the spacious open-plan lounge-diner, which has been a lovely space to spend time in with friends and family.

**7. Have the electrics and gas been inspected recently?** Yes the boiler was serviced and inspected in February 2024 and the electrics were inspected and signed off after the re-wire in May 2019.

**8. Why is the current owner looking to sell this property?** The vendor is looking to downsize.

**9. How much are the current owners running costs?** The vendor has advised that over the last 12 months he has spent £240 on water rates; £690 on electricity and £480 on gas. Of course, the running costs will depend on the size of your family and usage.