



Grange Road, Timperley, WA15  
Asking Price of £410,000





# Property Features

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- Three Bedroom Semi-Detached House
- Large Plot Offering Scope for Extension
- Garage and Off-Road Parking
- Recently Re-Wired
- Modern Kitchen and Bathroom
- Completed Chain
- Downstairs WC
- In Catchment for Trafford Grammer Schools
- Morden Combi Boiler

## Full Description

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Three bedroom semi-detached house with large plot, offering a great opportunity for a buyer looking to build a substantial extension. The garden area extends to the rear and side of the property, with an attached garage. The property offers a downstairs WC; off-road parking; two double bedrooms and one single bedroom; a modern kitchen and bathroom and the house has been recently re-wired. The property and garage is fitted with a maintained alarm system.

This property is conveniently located for access to the sought after local schools, transport links and is a short walk to Timperley village.





## ENTRANCE HALL

The property is entered via a uPVC double glazed exterior door into the entrance porch. A further uPVC double glazed door with uPVC double glazed windows adjacent leads into the entrance hall. This space is fitted with the alarm panel; tile effect linoleum flooring; a double panel radiator behind decorative radiator cover; recessed spotlighting; a telephone point; doors leading to dining room, kitchen and WC and a balustrade staircase leading to first floor accommodation.



## LIVING ROOM

**12' 7" x 10' 11" (3.85m x 3.34m)**

The living room is accessed via an opening from the dining room and offers uPVC double glazed bay windows to the front aspect; carpeted flooring; a television and telephone point; a pendant light fitting and two wall mounted light fittings; and a double panel radiator.



## DINING ROOM

**11' 3" x 10' 0" (3.43m x 3.07m)**

The dining room is accessed via a wooden panelled door from the entrance hall. The dining room is open to the living room and also allows access to the conservatory via uPVC double glazed sliding doors. The dining room is fitted with a pendant light fitting and two wall mounted light fittings; carpeted flooring and a double panel radiator.



## CONSERVATORY

**9' 4" x 7' 2" (2.85m x 2.19m)**

The conservatory is accessed via uPVC double glazed sliding doors from the dining room. This room offers a further set of uPVC double glazed sliding doors leading into the rear garden; carpeted flooring; uPVC double glazed windows on the sides; and a double panel radiator.



## KITCHEN

**5' 10" x 14' 1" (1.78m x 4.30m)**

The kitchen is located off the entrance hall with a uPVC double glazed window to the rear and side aspect, in addition to the uPVC door allowing access to the rear garden. The kitchen is fitted with a range of matching white high gloss base and eye-level storage units; with a recessed one and a half bowl sink; a four ring electric hob, with double oven under and extractor over; integral dishwasher; tile effect linoleum flooring; recessed spotlighting and a double panel radiator.



## DOWNSTAIRS WC

**1' 11" x 4' 5" (0.60m x 1.36m)**

The downstairs WC is located off the entrance hall with a low-level WC; wall mounted hand wash basin; tile effect linoleum flooring; recessed spotlighting and an extractor fan.



## MASTER BEDROOM

**12' 5" x 9' 10" (3.80m x 3.00m)**

The master bedroom is located off the first floor landing with a uPVC double glazed bay window to the front aspect. This room is fitted with carpeted flooring; wall-to-wall built in wardrobes; a pendant light fitting and a single panel radiator.



## BEDROOM TWO

**11' 3" x 10' 3" (3.43m x 3.13m)**

The second double bedroom is located off the first floor landing with a uPVC double glazed window to the rear aspect. This room is fitted with carpeted flooring; wall-to-wall built in wardrobes; a pendant light fitting and a single panel radiator.



## BEDROOM THREE

**6' 4" x 5' 10" (1.95m x 1.78m)**

The third bedroom is a single size room, currently utilised as a home office. This room benefits from a uPVC double glazed window to the front aspect; carpeted flooring; a single panel radiator and a pendant light fitting.





## BATHROOM

**5' 8" x 8' 0" (1.74m x 2.44m)**

The modern bathroom is located off the first floor landing with a uPVC double glazed frosted glass window to the rear aspect and a smaller uPVC double glazed window to the side aspect. This room is fitted with a white four piece suite, comprising a panelled bathtub; a corner shower cubicle with chrome thermostatic shower system and curved sliding door; a pedestal hand wash basin and a low-level WC. The bathroom also offers carpeted flooring; a ceiling mounted light fitting and a double panel radiator.



## GARAGE

**16' 10" x 12' 3" (5.14m x 3.74m)**

The attached garage is accessed from the rear garden via a hardwood external door and to the front drive via an up-and-over garage door. The garage offers a uPVC double glazed frosted glass window to the rear aspect. This space is fitted with a range of matching base and eye-level storage units; space and plumbing for a washing machine and tumble dryer; a wall mounted hand wash basin; a strip light and a wall mounted combi boiler.



## EXTERNAL

The front of the property is a paved drive, accessed via wrought iron gates and enclosed to the front aspect by a low-level brick wall with wrought iron railing over. From the front garden a wrought iron side gate allows access to the side and rear garden; one can also access the garage and the main entrance door.



To the rear of the property one will find a low-maintenance paved rear garden, which is enclosed on three sides by timber panelled fencing. To the side of the property a timber gate allows access to an additional lawned garden. The gardens are stocked with a range of mature shrubs and small trees. To the side of the property one will find an external water tap and to the side exterior of the garage is fitted an external power point.

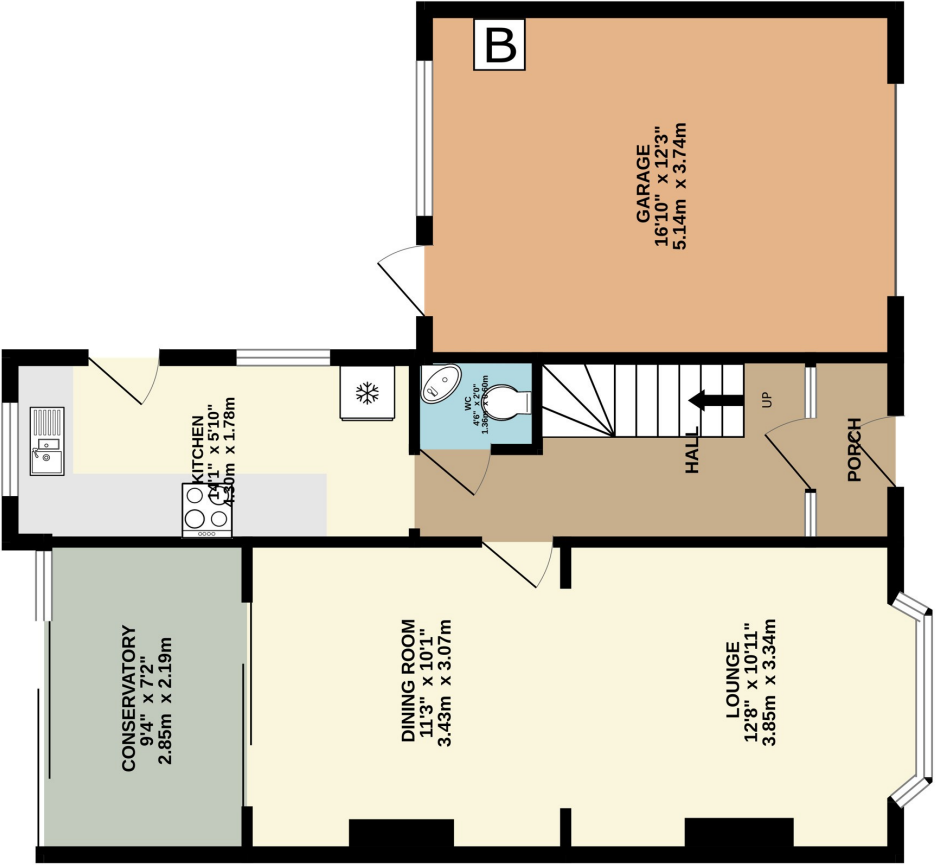




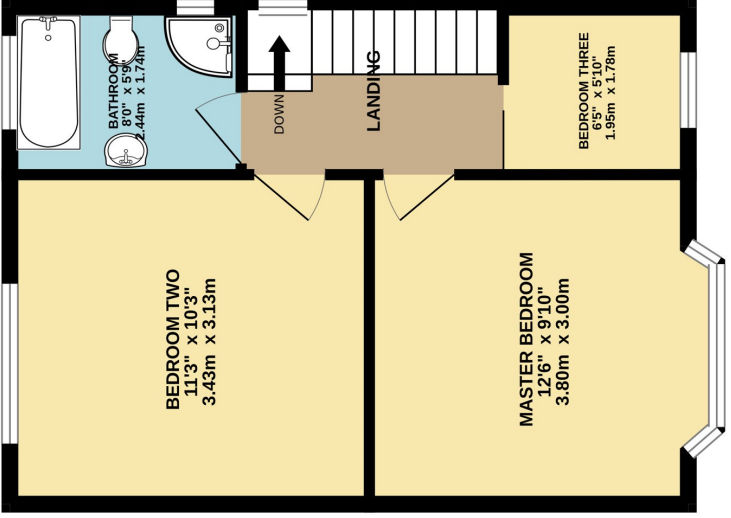


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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. Is this property sold freehold or leasehold?** The vendor has advised that this property is sold freehold. Your legal advisor can confirm this information.
- 2. Has the current owner replaced any windows at the property?** Yes, the vendor has confirmed the windows were replaced since they purchased the house in 2011 and they hold the manufacturer warranties for this work.
- 3. Has the current owner carried out any work on the electrics or boiler recently?** Yes, the current owner has advised that the house was re-wired in November 2011 and the boiler was last serviced in August 2024, the vendor holds all the required documents for this work.
- 4. Why is the current owner selling this property?** The vendor has already agreed the purchase of a new home, they are downsizing from this property.
- 5. When was this property built?** The vendor has advised the house was built in 1939.
- 6. Did the current owner add the conservatory or garage?** No, the current owner believes the conservatory was installed in around 2005 and the garage was built in around 1964. The current owner purchased this house in 2011.
- 7. Which are the current owners favourite aspects of this house?** The vendor has most enjoyed this bright, warm and welcoming house. They have found the location most convenient, within easy reach of transport links and amenities; and have also found the neighbours to be very friendly and helpful.