



Greenway Road, Timperley, WA15
Offers In Excess Of £650,000



Property Features

- Four Bedroom Semi-Detached Property
- 1810 Square Feet
- Off Road Parking For Three Vehicles
- South-Facing Rear Garden
- Open-plan Kitchen/Diner
- En-suite to Master Bedroom
- Garden Room
- Sought-after Location
- In Catchment for Trafford Schools
- Chain Free Sale

Full Description

This well-presented 1810 square feet, four-bedroom semi-detached family home features off-road parking for up to three vehicles and a private south-facing, low-maintenance rear garden with an additional garden room.

Inside, the property offers an open-plan kitchen-diner, family room, along with a separate living room, a convenient utility room, a downstairs WC, and a garage used for storage. Upstairs, you'll find four well-proportioned bedrooms, a family bathroom, and an additional ensuite bathroom attached to the master bedroom.

Situated in a sought-after location, the property is close to local amenities, outstanding schools, and excellent transport links. It is an ideal family home.



ENTRANCE HALL

14' 7" x 6' 6" (4.46m x 1.99m)

The entrance hall offers room to hang coats and store shoes and allows access to the downstairs WC; living room; lounge-diner-kitchen; understairs storage cupboard and via a balustrade staircase to the first-floor accommodation. This space is fitted with LVT wood-effect flooring; a double panel radiator; and a ceiling-mounted light fitting.



LIVING ROOM

15' 11" x 11' 6" (4.86m x 3.51m)

Situated at the front of the property, the living room features a uPVC double-glazed bay window, allowing natural light to flood the space. It is finished with an open fire with a wooden surround and tiled hearth, carpeted flooring, double panel radiator, pendant light fitting, and television and telephone ports.



LOUNGE/ FAMILY ROOM

14' 1" x 11' 5" (4.3m x 3.50m)

This space is located off the entrance hall with double-glazed sliding doors leading into the rear garden and an opening to the kitchen-diner. The space is fitted with an electric log burner; carpeted flooring; a double panel radiator; television and telephone points and recessed spotlighting.



KITCHEN/DINER

21' 2" x 16' 4" (6.46m x 4.99m)

The vast kitchen-diner is a fabulous entertaining space for the whole family, this room offers two Velux skylights; a uPVC double glazed door to the side exterior and a large uPVC double glazed window overlooking the rear garden. The kitchen-diner comprises of tiled flooring; a pendant light fitting and recessed spotlighting; a range of high quality matching base and eye-level storage units; a recessed Belfast sink; range style cooker with five ring gas hob and hot plate over; space for an American style fridge-freezer; two recessed pull out waste bins; a recessed full-size Bosch dishwasher and a wooden panelled door leading to the utility room and garage beyond.



UTILITY ROOM

6' 0" x 4' 7" (1.83m x 1.40m)

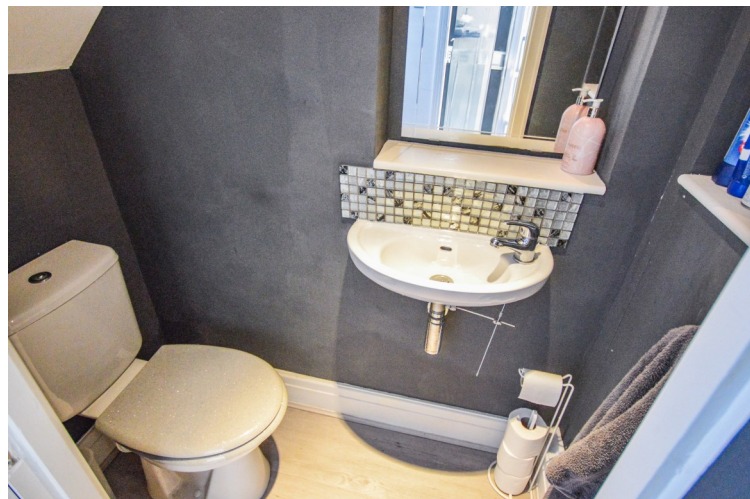
Accessed off the kitchen, the utility room features tiled flooring, recessed spotlighting, and an extractor fan. There is under-counter space with plumbing for a washing machine and tumble dryer. The room also provides internal access to the garage.



DOWNSTAIRS WC

4' 11" x 2' 0" (1.52m x 0.61m)

The downstairs WC is located off the entrance hall, this room is fitted with wood effect LVT flooring; a wall-mounted hand-wash basin; a low-level WC and a recessed spotlight.



MASTER BEDROOM

15' 8" x 12' 10" (4.78m x 3.93m)

The master bedroom, accessed from the second-floor landing in the loft conversion, is a bright and spacious room. It features two front-aspect skylights, a uPVC double-glazed window to the rear aspect, a double panel radiator, carpeted flooring, and a pendant light fitting. It also offers access to a convenient en-suite bathroom and eaves storage.



ENSUITE

7' 8" x 4' 6" (2.34m x 1.38m)

Accessed from the master bedroom, the ensuite includes a walk-in shower cubicle with a glazed screen and thermostatic shower over. Metro-style tiling surrounds the shower area, complemented by tiled flooring throughout. A low-level WC, wall-mounted hand wash basin, and chrome heated towel rail complete the space.



BEDROOM TWO

16' 0" x 11' 6" (4.88m x 3.51m)

Located at the front of the property, Bedroom Two benefits from a uPVC double-glazed bay window. This spacious double room features carpeted flooring, a double-panel radiator, pendant light fitting, and a television point.



BEDROOM THREE

14' 2" x 11' 5" (4.32m x 3.49m)

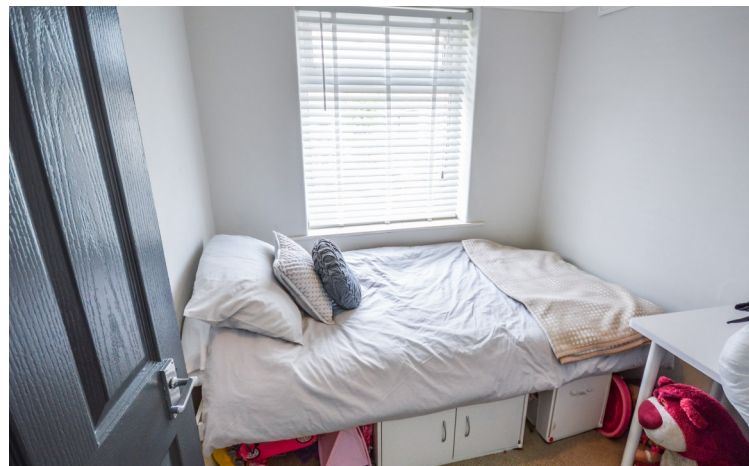
Located at the rear of the property, Bedroom Three is a spacious double room featuring a uPVC double-glazed window with a vertical blind and views over the garden. The room is finished with carpeted flooring, a pendant light fitting, a double panel radiator, and a television point.



BEDROOM FOUR

7' 2" x 6' 6" (2.19m x 1.99m)

Bedroom Four is accessed from the first-floor landing and features a uPVC double-glazed window to the front aspect, fitted with a vertical blind, carpeted flooring, and a pendant light fitting.



BATHROOM

10' 5" x 7' 6" (3.19m x 2.29m)

Located off the first-floor landing, the family bathroom features a uPVC double-glazed frosted window to the side aspect. The room includes engineered wood flooring, recessed spotlighting, and a walk-in shower cubicle with a glazed door, tiled walls, and a thermostatic shower system. Additional features include a tile-panelled bathtub, low-level WC, wall-mounted hand wash basin, and a chrome heated towel rail.



EXTERNAL

To the front of the property lies a generous drive with off-road parking for up to three vehicles and access to the garage and front entrance door. The front garden is enclosed by timber panelled fencing, with a mature hedge offering privacy from the adjoining property.



To the rear of the property lies a generous rear garden which can be reached from the family lounge or kitchen-diner. There is a paved patio area adjacent to the house and at the far end of the garden with the central area fitted with a high quality artificial lawn. To the far end of the garden is a large summer house which is currently utilised as a pool room and bar. The summer house is fitted with windows facing into the garden and French doors, the space has been fully insulated and fitted with carpeted flooring; an electric heater; power points; a pendant light fitting; a television point; and base level storage units with a worktop over. The rear garden is enclosed on three sides by timber panelled fencing.

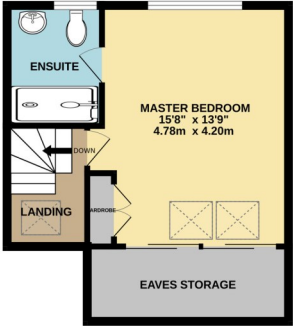
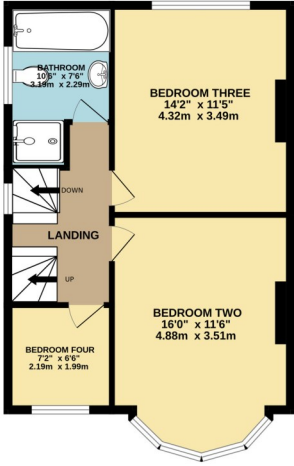
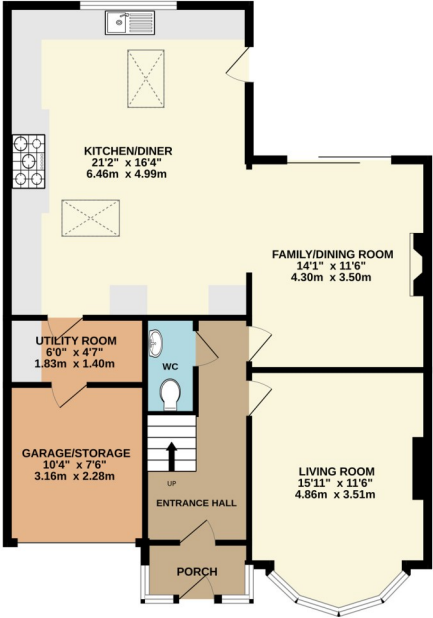




GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.

1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.

2ND FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1810 sq.ft. (168.1 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		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in the 1930s.
- 2. When did the current owners purchase this house?** The current owners purchased this house in July 2019.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant owner-occupiers.
- 4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** In this location, Fibre Broadband to the cabinet is available.
- 6. Has any work been carried out at this property?** The property had a loft extension and side extension completed before the current vendors purchased the property in 2019.
- 7. What are the current owner's favourite aspects of this property?** The current owners have advised that they have enjoyed the kitchen space, the generous master bedroom and the spacious rear garden.
- 8. Have the owners had the boiler inspected recently?** Yes, the current owners have the boiler serviced annually, with the next inspection taking place in June. The boiler is around 5 years old.
- 9. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £199 pcm. The property is in Trafford Council and is a band D, which is currently £2,120.84 per annum.
- 10. Are the current owners willing to sell any items of furniture?** Yes, the current owners have advised that they are happy to sell furniture, which can be agreed upon once an offer is accepted.
- 11. Which items are included in the sale price for this property?** The current owners have stated that they are happy to include all fitted blinds, curtains, light fittings; the integrated dishwasher; the range style oven, the summer house and pool table in the garden are also included in the sale price. They are very happy to sell their dining table and the hot tub if a buyer is interested in these items.