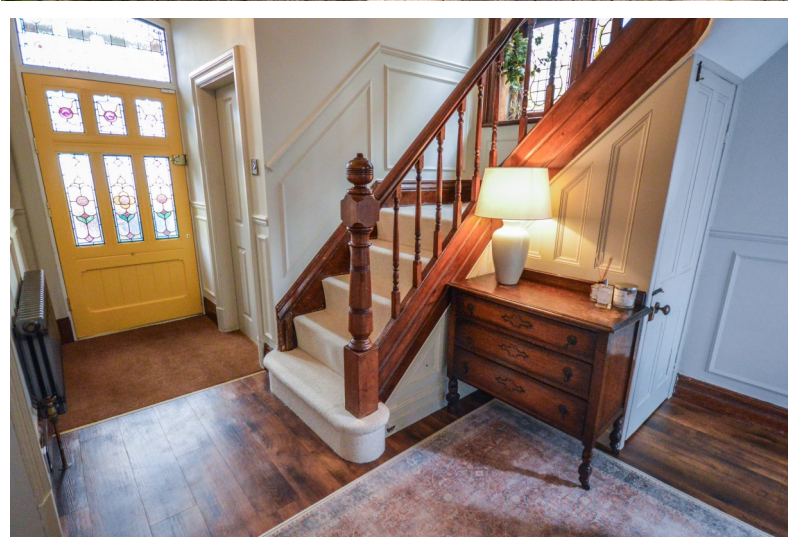




Park Road, Timperley, WA14
Asking Price of £825,000



Property Features

- Stunning Four Bedroom Semi-Detached Property
- Original Period Features Throughout
- Open-plan Kitchen/Diner
- Three Bathrooms
- South Facing Rear Garden
- 2138 Square Feet
- Cellar
- Off-Road Parking
- Sought-after Location
- In Catchment for Trafford Schools

Full Description

This stunning semi-detached family home beautifully showcases a wealth of original period features throughout. Boasting four generously sized bedrooms and three stylish bathrooms, the property offers elegant interiors filled with character and charm.

At the heart of the home is a stylish kitchen/diner, complemented by two separate reception rooms. Additional ground floor highlights include a WC cloakroom and a spacious cellar. The first floor comprises two double bedrooms, an impressive family bathroom, and a master suite complete with an en-suite shower room. The second floor offers two further double bedrooms and an additional modern bathroom.

Securely positioned behind electric gates, the property has been finished to an exceptional standard throughout, offering approximately 2,150 sq ft of living space. The south-facing rear garden is beautifully landscaped with mature shrubs and features a superb decked area ideal for outdoor entertaining.

Ideally located in the sought-after area of Timperley, the home is close to a wide range of shops, bars, and restaurants, as well as the Metrolink and outstanding local schools.



ENTRANCE HALL

12' 1" x 14' 11" (3.68m x 4.55m)

The impressive entrance hall welcomes you into the home, brimming with original period features that set the tone for the character and charm found throughout the property. A striking balustrade carpeted staircase sweeps gracefully to the first-floor accommodation, with a beautiful stained-glass leaded landing window, acting as a stunning focal point. Rich in detail, the hall features decorative cornicing, high ceilings, and elegant woodwork. From here, there is access to the kitchen/diner, both reception rooms, and the cellar via a wood-panelled door.



LIVING ROOM

15' 3" x 12' 10" (4.67m x 3.92m)

Located at the front of the property, the living room is a beautifully proportioned space that exudes period charm. A large uPVC double-glazed bay window floods the room with natural light, enhancing the sense of space and highlighting the room's original features. At its heart is an original fireplace with a decorative surround and tiled hearth. Additional features include polished floorboards, a pendant light fittings, and a period style radiator.



SITTING ROOM

16' 7" x 12' 9" (5.06m x 3.91m)

Situated at the rear of the property, the sitting room is a bright and inviting space that enjoys direct access to the rear garden via Aluminium framed double glazed French doors. The room retains charming period features, including an original fireplace with an stylish surround and hearth, adding warmth and character. Polished floorboards run underfoot, complementing the traditional features. The room is finished with a central pendant light fitting, a period style radiator and television points.



KITCHEN/DINER

19' 2" x 12' 10" (5.85m x 3.92m)

The focal point of the home is the impressive kitchen/diner, a well-proportioned and beautifully designed space, bathed in natural light from a large skylight, a side aspect Aluminium framed double glazed window and rear aspect Aluminium framed bi-fold doors that open seamlessly onto the rear garden, perfect for entertaining and family living.



The kitchen is fitted with a range of matching base and eye-level storage units, offering ample storage and a clean, contemporary aesthetic. It features a full suite of integrated appliances, including an oven, hob with extractor, fridge-freezer, and a dishwasher. The space is finished to a high standard with engineered wood flooring and sleek recessed spotlighting, creating a stylish yet practical heart of the home.



DOWNSTAIRS WC

5' 10" x 5' 6" (1.78m x 1.70m)

The convenient downstairs WC, located off the entrance hall features a hard-wood framed stained glass window to the front aspect, a low level WC, a wall-mounted hand was basin and is finished with part-tiled walls and exposed white floorboards.



BATHROOM

11' 6" x 10' 6" (3.51m x 3.21m)

The family bathroom is a well-proportioned space located off the first-floor landing, featuring a rear-aspect uPVC double-glazed window. It offers a freestanding roll-top bathtub, a walk-in shower with glazed screen and thermostatic system, a low-level WC, and a wall-mounted hand wash basin. Finishes include exposed painted floorboards, part-tiled walls, an extractor fan, and a pendant light fitting, combining period style with modern practicality.



MASTER BEDROOM

15' 9" x 12' 10" (4.81m x 3.93m)

The master bedroom is located at the front of the property and can be accessed from the first-floor landing. It features a bay window with wooden plantation shutters, carpeted flooring, a double panel radiator and a pendant light fitting. The room also offers direct access to the ensuite bathroom.



EN SUITE

10' 3" x 5' 10" (3.13m x 1.80m)

The ensuite, accessed directly from the master bedroom, features a walk-in shower with a glazed screen and thermostatic shower system, a low-level WC, and a wall-mounted hand wash basin. The room is finished with dual-aspect windows to the front and side, tiled flooring, part-tiled walls, a double panel radiator and recessed spotlighting.



BEDROOM TWO

13' 4" x 11' 6" (4.08m x 3.53m)

The second bedroom is located at the rear of the property and can be accessed from the first-floor landing. It features a uPVC double-glazed window, carpeted flooring, and a pendant light fitting, a modern panel radiator and built in wardrobes.



BEDROOM THREE

15' 10" x 12' 11" (4.85m x 3.95m)

Bedroom three is located on the second floor and features a front aspect window, a period fireplace with a decorative heart, built-in wardrobes, exposed polished floorboards, and a pendant light fitting.



BEDROOM FOUR

11' 8" x 9' 5" (3.56m x 2.89m)

Bedroom four is located on the second floor and features a rear aspect skylight, an original cast iron fireplace, carpeted flooring, a period style radiator and a pendant light fitting.

SHOWER ROOM

9' 3" x 6' 2" (2.83m x 1.89m)

The shower room is located off the second floor landing, and features a skylight, walk-in shower cubicle with a glazed screen and thermostatic shower system, a wall-mounted hand wash basin, a low level WC and is finished with part-tiled walls, recessed spotlighting and exposed painted floorboards.

CELLAR

13' 4" x 11' 6" (4.08m x 3.53m)

The cellar is accessed directly from the entrance hall via a staircase leading down to a spacious lower level. It is divided into five separate chambers, each offering excellent storage potential. Pendant light fittings are installed throughout, providing good illumination to all areas. One of the chambers houses the washing machine, Worcester boiler, and water tank, creating a dedicated utility space while leaving the remaining rooms available for storage or other uses.



EXTERNAL

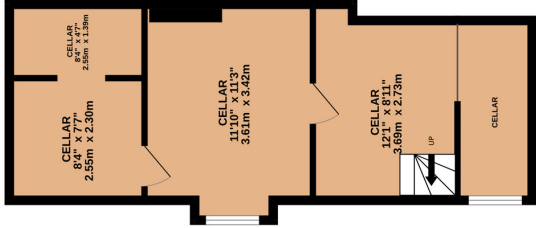
To the front of the property, electric gates from Park Road open onto a private driveway with parking for up to three vehicles. Stone steps lead up to the front entrance of the house, offering a welcoming first impression.

To the rear, a raised decked patio sits adjacent to the property, providing an ideal space for outdoor entertaining or relaxation. Beyond the patio, the generous rear garden is predominantly laid to lawn and is bordered by a variety of mature trees, shrubs, and bushes. The garden is enclosed on the right by a brick wall and on the left and rear by timber fencing, offering both privacy and a pleasant outlook.

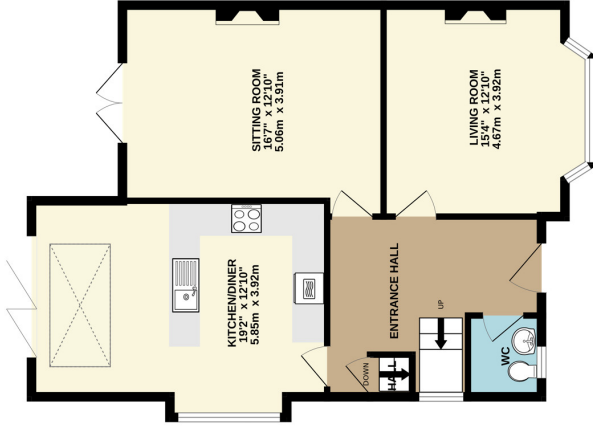
To the side of the property is a large storage shed which can be accessed from the front and rear of the house via a secure locked timber door. This space provides ample dry external storage space for gardening tools, children's toys and outside furniture.



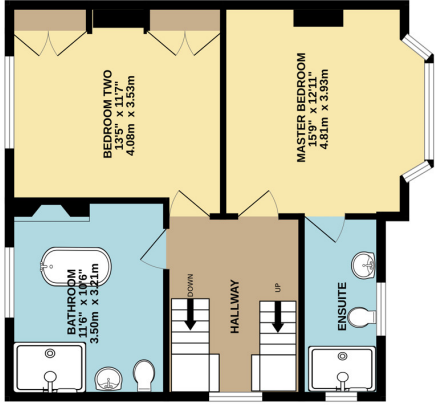
BASEMENT
384 sq.ft. (35.6 sq.m.) approx.



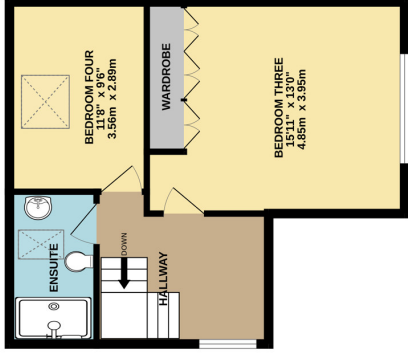
GROUND FLOOR
729 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.5 sq.m.) approx.



2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 2138 sq.ft. (198.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property built?** The owners have advised that this house was constructed in 1901.
- 2. When did the current owners purchase this house?** The current owners purchased this house in June 2024.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant owner-occupiers without children.
- 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?** Full fibre broadband is available in this location.
- 6. What are the current owner's favourite aspects of this property?** The current owners have advised that they have enjoyed the size and height of all the rooms, the open-plan kitchen/diner, with uninterrupted views of the garden, and the eye-catching hall, stairs and landing.
- 7. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners advised that the boiler was serviced when they purchased the property in June 2024 and had the electrics checked and a new consumer unit fitted in July 2025.
- 8. How much is the council tax at this property?** The property is in Trafford Council and is band E, which is currently £2,592.13 per annum.
- 9. Is there access to the loft space, and has it been boarded for storage?** The loft in this property has been converted to two well-proportioned bedrooms and an additional bathroom. There is storage space available in the cellar.
- 10. Are the current owners willing to sell any items of furniture?** Yes, the current owners have advised that they are willing to sell furniture in the property, and are happy to negotiate this during the sales process.