



Park Road, Timperley, WA14

Offers in the Region of £860,000





# Property Features

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- Five Bedroom Semi-detached Property
- Over 3,000 Sq Ft of Living Space
- Original Period Features Throughout
- Chain Free Sale
- Off-Road Parking
- Converted Cellars
- Separate Home Office
- Corner Plot
- Sough-after Location
- In Catchment for Trafford Schools

## Full Description

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This impressive semi-detached residence extends to over 3,000 sq ft across four floors, including a converted cellar that provides versatile additional living space, most recently used as a home gym and music room. Ideally located within walking distance of Timperley Metrolink and local amenities, the property also falls within the catchment area for Trafford's highly regarded schools, making it an exceptional choice for families.

The ground floor features a welcoming entrance hallway leading to a bright and spacious living room, a separate family room, and a contemporary kitchen/diner perfect for modern family living. A light-filled sun room offers a versatile additional reception space with views over the garden, while a convenient WC completes the downstairs accommodation. Original period features can be found throughout, including high ceilings, generously proportioned rooms, and beautiful stained glass windows, adding character and charm to this substantial home.

Across the upper floors are five generously sized bedrooms and a stylish family bathroom, ensuring ample space for growing families.

Externally, the property enjoys both front and rear gardens, with the rear providing an excellent setting for outdoor entertaining. Off-road parking and a garage add further practicality and storage.

Viewing is essential to fully appreciate the generous size and proportions on offer. Rarely does a home of this scale and quality come to market in such a sought-after Timperley location. Offering a blend of space, character, and convenience with access to outstanding schools, this property is not to be missed.





## ENTRANCE HALL

An impressive entrance hall with a grand balustrade staircase leading to the first-floor accommodation. The entrance hall is accessed via a uPVC security door with a double-glazed stained glass fan window over. The entrance hall offers a fitted doormat followed by polished wooden floorboards; a pendant light fitting; a single panel radiator; and wooden panelled doors leading to the lounge, family room, downstairs WC and lower-ground floor.



## LOUNGE

**15' 8" x 16' 9" (4.78m x 5.13m)**

The lounge is an impressive entertaining space with large uPVC double-glazed bay windows to the front aspect, with stained glass upper panels; there is an additional pointed arch stained glass window to the side aspect; a period cast iron fireplace with decorative wooden surround; a pendant light fitting; polished wood floorboards; a television and telephone point and a double panel radiator.



## FAMILY ROOM

**11' 6" x 19' 5" (3.51m x 5.93m)**

The family room is also accessed from the entrance hall and allows access to the kitchen and sunroom. This room offers polished wooden floorboards; a pendant light fitting; a double panel radiator; a cast iron fireplace with marble surround; French doors to the sunroom and opening to the kitchen.



## SUN ROOM

**23' 2" x 9' 2" (7.07m x 2.81m)**

The sun room is located off the kitchen-diner and family room to the rear of the property with uPVC double-glazed French doors leading into the rear garden. This space is fitted with polished wooden floorboards; a pendant light fitting and wall-mounted light fitting; two double-glazed Velux skylights and uPVC double-glazed windows to rear and side aspect; and three double panel radiators.





## DOWNSTAIRS WC

**9' 4" x 2' 11" (2.87m x 0.90m)**

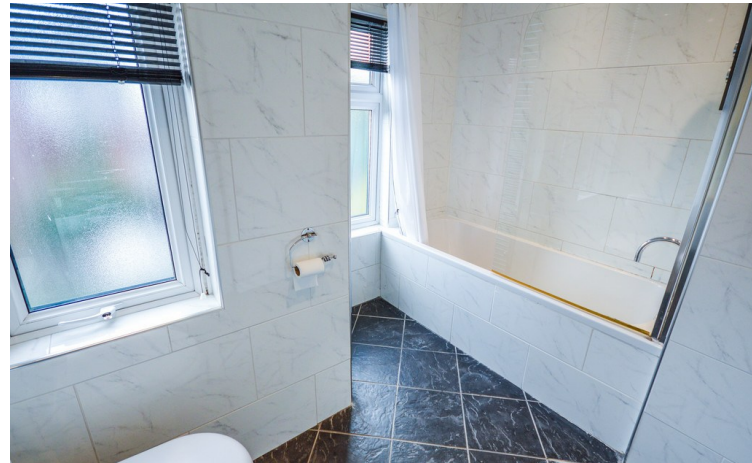
Located off the entrance hall, the ground floor shower room has been recently re-fitted with a walk-in shower, offering a chrome thermostatic shower system, a low-level WC; wall wall-mounted hand wash basin with storage cabinet under; fully tiled walls and floor; recessed spotlighting and a frosted glass uPVC double-glazed window to the side aspect.



## BATHROOM

**7' 9" x 8' 5" (2.37m x 2.58m)**

The family bathroom is located off the first-floor landing with two uPVC double-glazed frosted glass windows to the side aspect; floor-to-ceiling tiled walls and LVT tile effect flooring; a chrome wall-mounted heated towel rail; a pedestal hand wash basin; low-level WC; bath with tiled side; glazed screen and an electric shower system over; and recessed spotlighting.



## MASTER BEDROOM

**16' 4" x 11' 6" (4.99m x 3.53m)**

The master bedroom, located off the first-floor landing, features a rear aspect uPVC double-glazed window, carpeted flooring, and a pendant light fitting. The room also includes built-in wardrobes, a single panel radiator, and a period-style fireplace, adding character and charm.



## BEDROOM TWO

**13' 11" x 13' 3" (4.25m x 4.05m)**

Bedroom Two, positioned at the front of the property off the first-floor landing, features a uPVC double-glazed window to the front aspect, exposed polished floorboards, and a pendant light fitting. The room also benefits from a single panel radiator and a set of fitted wardrobes providing useful storage.





### BEDROOM THREE

**11' 6" x 13' 4" (3.52m x 4.07m)**

Bedroom Three, situated to the rear of the property off the first-floor landing, includes a uPVC double-glazed window to the side aspect, a range of built-in wardrobes and drawers, and a period-style fireplace adding character. The room is finished with carpet flooring, a pendant light fitting and a single panel radiator.



### BEDROOM FOUR

**16' 4" x 13' 3" (4.98m x 4.04m)**

Bedroom Four is located off the second-floor landing and features a pendant light fitting, exposed polished floorboards, and a single panel radiator. A uPVC double-glazed window to the side aspect provides natural light.



### BEDROOM FIVE

**11' 7" x 8' 2" (3.54m x 2.49m)**

Bedroom Five is accessed from the second-floor landing and includes a pendant light fitting, exposed polished floorboards, and a single panel radiator. A uPVC double-glazed window to the rear aspect allows for ample natural light. With more useful storage space available, off the ample second-floor landing.



### CELLAR

The lower ground floor has been drylined and can be accessed from the staircase leading from the entrance hall or via an external door located at the side of the property. The basement offers two lounge areas, one of which has been utilised by the current owners as a cinema room/gym and the other as a music room for children. Off the rear lounge is a convenient bathroom/utility room with a washing machine, shower, low-level WC and wash hand basin. There are also three storage areas in the basement.





## EXTERNAL

The property occupies a generous corner plot, with dual access available from both Park Road at the front and Park Avenue to the side of the property. The front garden is fully block-paved and framed by an array of mature trees and dense shrubbery, and a fully grown wrap-around hedge of holly, providing a high degree of privacy. From here, stone steps rise to the main entrance.



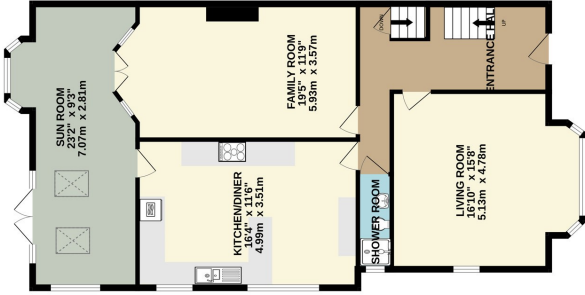
To the side of the property, a continuation of the block paving leads through to the rear garden, which is predominantly laid to lawn. At the far end of the garden lies a paved driveway providing access from Park Avenue, together with a garage that has been thoughtfully converted to incorporate a home office.



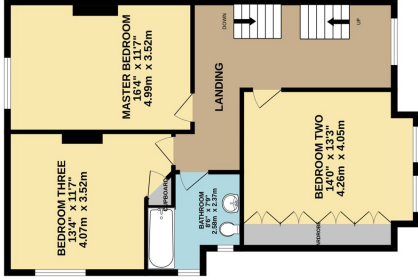
BASEMENT  
713 sq.ft. (66.3 sq.m.) approx.



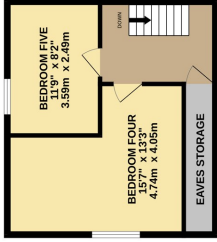
GROUND FLOOR  
1146 sq.ft. (106.5 sq.m.) approx.



1ST FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



2ND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 3025 sq.ft. (281.0 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	72 C	78 C
55-68	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 late 1800's.

**2. When did the current owners purchase this house?** The current owners purchased this house in July 2013.

**3. 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.

**4. What is the internet speed like in this location?** Full fibre broadband is available in this location.

**5. Has any work been carried out at this property?** Yes, the current owners replaced the conservatory with an extended sunroom. The owners have confirmed that planning permission and building control sign off were both obtained.

**6. Which are the current owner's favourite aspects of this property?** The current owners particularly value the home's charming period features, such as the high ceilings, substantial room sizes, and beautiful original stained glass. They also appreciate the welcoming neighbourhood community on Park Avenue and, above all, the tremendous potential the property offers for the future.

**7. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have advised that these are checked annually, last completed in quarter four 2024.

**8. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £220 pcm. The property is in Trafford Council and is a band E, which is currently £2,592.13 per annum.