



Immaculately presented, three bedroom link detached home positioned on a quiet cul-de-sac with NO CHAIN!!! This stunning home is ready to pick your bags up and move straight into. Benefitting from two reception rooms with the dining room opening up into the conservatory providing a 24FT living space over looking the allotments and playing fields, a modern fitted kitchen and modern fitted bathroom, 28FT garage with plumbing for utilities, off road parking, solar panels and a well-manicured sunny rear garden. Positioned in a popular part of Timperley within walking distance to Heyes Lane Primary school, local shops, Timperley Village and Timperley Metrolink station. A perfect home for first time buyers or a young family. Viewings are by appointment only and can be booked in by contacting the office. *The freehold has recently been purchase by the vendor*





Entrance Porch

Upvc door to the front with double glazed side panels and wooden internal door.

Entrance Hall

Laminate flooring, ceiling light point, wall mounted radiator, plug point and carpeted stairs to the first floor.

Lounge 0' 0" x 0' 0" (0m x 0m)

Laminate flooring, large double glazed window to the front, two wall lights, ceiling light point, wall mounted radiator, television and plug points.

Kitchen 0' 0" x 0' 0" (0m x 0m)

A fully fitted kitchen with a range of grooved shaker style wall and base units finished in a light grey with contrasting roll work tops. Integrated fridge freezer, stainless steel sink with drainer and mixer tap, four ring gas hob and electric oven. Tiled splash backs, door to the side, plug points, laminate flooring, ceiling light point and a large double glazed window over looking the garden.

Dining Room 0' 0" x 0' 0" (0m x 0m)

Laminate flooring, ceiling light point, wall lights, wall mounted radiator and plug points.

Conservatory 0' 0" x 0' 0" (0m x 0m)

Laminate flooring, double glazed windows with double glazed patio doors, wall mounted radiator, plug points, ceiling light point, ceiling spot lights and two large Velux windows.

Bedroom 1 0' 0" x 0' 0" (00m x 0m)

Carpeted flooring, ceiling light point, wall mounted radiator, large double glazed window to the front, plug points and floor to ceiling fitted wardrobes.

Bedroom 2 0' 0" x 0' 0" (0m x 0m)

Carpeted flooring, ceiling light point, wall mounted radiator, plug points and a large double glazed window over looking the allotments and playing fields.

Bedroom 3 0' 0" x 0' 0" (0m x 0m)

Carpeted flooring, ceiling light point, wall mounted radiator, plug points and double glazed window over looking the allotments and playing fields.

Family Bathroom 0' 0" x 0' 0" (0m x 0m)

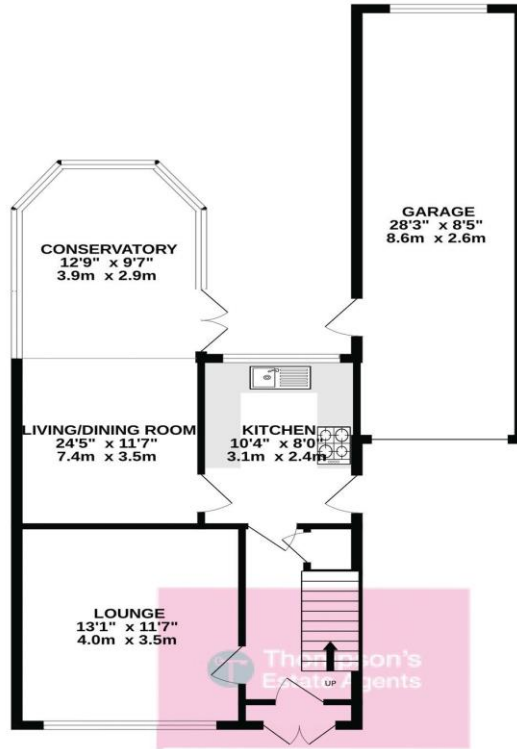
A modern three piece bathroom comprising of a bath with shower over, vanity unit with handwash basin and W.C. Fully tiled walls, ceiling light point, double glazed window to the front and a chrome wall mounted radiator.

Garage 0' 0" x 0' 0" (0m x 0m)

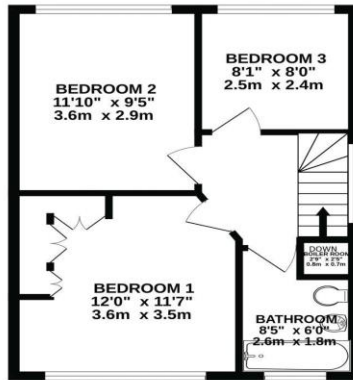
A larger than average brick built garage with an up and over door to the front and door to the side. Plumbing for utilities, electric and lighting.



GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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Energy performance certificate (EPC)

15 Trafford Drive
Timperley
ALTRINCHAM
WA15 6EJ

Energy rating

B

Valid until: **9 October 2032**

Certificate number: 9701-3921-6200-4842-0204

Property type

Detached house

Total floor area

92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60