



****** LARGER THAN AVERAGE FOUR DOUBLE BEDROOM SEMI DETACHED HOME****** This sizeable family home has so much on offer including a 26FT lounge/dining room, fitted kitchen, FOUR great sized bedrooms, a large three piece family bathroom, private sunny rear garden, integral garage, double driveway to the front and is walking distance to The Willows Primary School, Wellington Road Secondary school, Timperley Village and Navigation Metrolink!! Positioned in a popular residential area of Timperley this well kept home is ideal for a family or buyers who wants more space. The property is double glazed and gas central heated throughout and viewings are highly recommended! To secure your viewing, contact the office today!!!



Entrance Porch

Upvc glass door and double glazed window to the side, laminate flooring, ceiling light point, plug point and wall mounted radiator.

Lounge/Diner 26' 8" x 12' 2" (8.1m x 3.7m)

Laminate flooring, large double glazed window to the front, double glazed patio doors to the rear, ceiling light points, plug points and television point.

Kitchen 10' 6" x 10' 0" (3.2m x 3.0m)

Fitted with a range of wall and base unit cupboards with roll top work surfaces and tiled splash backs. Space for fridge freezer, dishwasher and washing machine. Vinyl flooring, ceiling light point, wall mounted radiator, sink with mixer tap, plug points, double glazed window to the rear and double glazed glass door to the rear. Understairs storage with ceiling light point and plug points.

First Floor Landing

Carpeted stairs and landing, ceiling light point, two storage cupboards and loft hatch access.

Bedroom 1 10' 10" x 10' 0" (3.3m x 3.10m)

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

Bedroom 2 10' 0" x 9' 7" (3.1m x 2.9m)

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

Bedroom 3 10' 6" x 9' 7" (3.2m x 2.9m)

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

Bedroom 4 11' 3" x 7' 8" (3.4m x 2.3m)

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

Family Bathroom 8' 6" x 8' 3" (2.6m x 2.5m)

Three piece bathroom suite comprising of a bath, handwash basin and pedestal W.C. Vinyl flooring, two ceiling light points, and two double glazed windows to the side.

Garage 17' 2" x 8' 3" (5.2m x 2.5m)

Up and over door, ceiling light point and combi boiler.

Externally

To the front there is a paved double driveway and mature garden to the side with wooden gate access to the rear. To the rear there is a well maintained rear garden with sunny paved patio area, lawn and low maintenance borders.



Thompson's
Estate Agents

Grove Lane
Timperley WA15 6PN

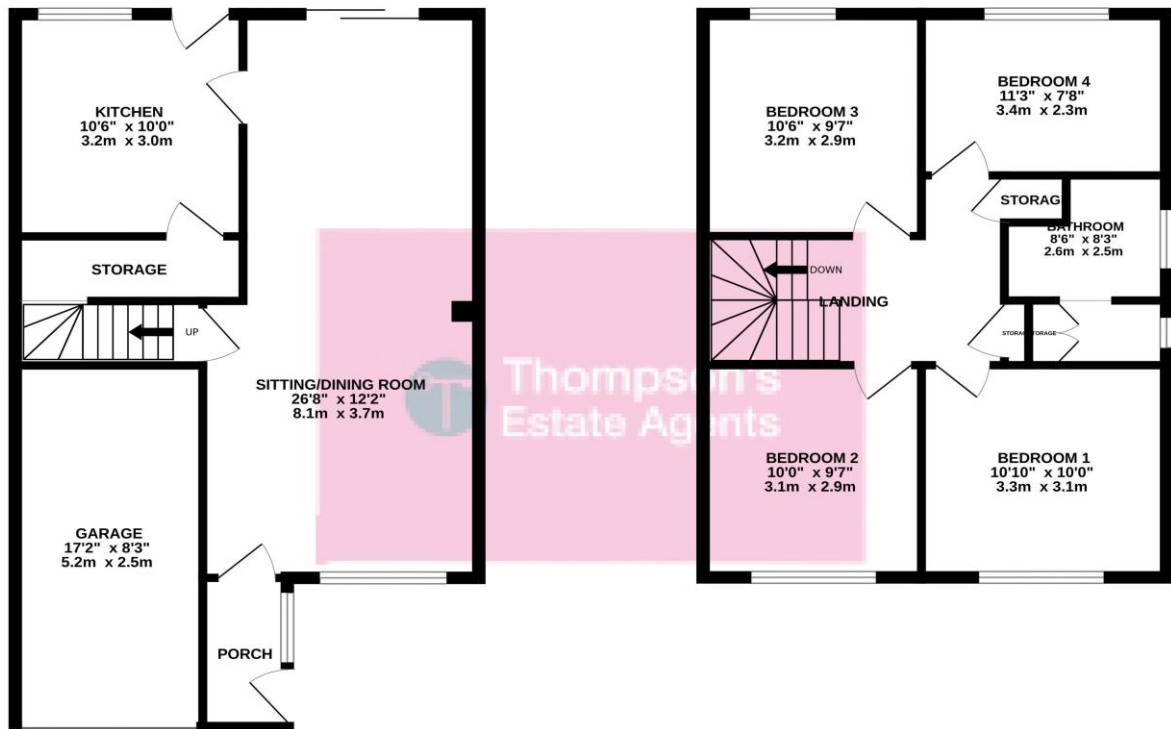


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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1194sq.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)

79 Grove Lane
Timperley
ALTRINCHAM
WA15 6PN

Energy rating

D

Valid until: **1 May 2033**

Certificate number: **0617-6325-0110-0182-6202**

Property type Semi-detached house

Total floor area 79 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 energy rating is D. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		