



\*\*\*\*\*EXTENDED, THREE BEDROOM BAY FRONTED SEMI-DETACHED FAMILY HOME READY TO PICK YOUR BAGS UP AND MOVE STRAIGHT INTO!!!\*\*\*\*\* This perfectly presented home is a real credit to the current owners and is one not to be missed!!! Extended to the side and rear to provide a huge 19FT open plan kitchen/diner and utility room PLUS there are TWO RECEPTION rooms, a downstairs W.C, THREE well proportioned bedrooms with bedroom three currently used as a home office, a large three-piece family bathroom, double driveway to the front and SOUTH FACING rear garden!!! Positioned across from Heyes Lane Primary School and is within walking distance to Timperley Metrolink, Timperley Village and has easy access to excellent network links such as A56, M60, M56, Altrincham town centre, Manchester Airport and Wythenshawe Hospital!! This really does have it all on offer! Viewings are by appointment only and can be booked in by contacting the office!!!



### **Entrance Porch**

Upvc double glazed door with side panels and meter cupboards

### **Entrance Hallway**

Original wooden front door complete with original side panels and transom window. Laminate flooring, double glazed window to the side, wall mounted radiator, plug point and carpeted stairs to the first floor.

### **Dining Room 13' 5" x 10' 10" (4.1m x 3.3m)**

Double glazed bay window to the front, laminate flooring, two ceiling light points, wall mounted radiator, plug points, electric fire and surround and built in alcove cupboards and shelving.

### **Lounge 14' 9" x 9' 10" (4.5m x 3.0m)**

Laminate flooring, double glazed patio doors onto the rear patio, ceiling light points, wall mounted radiator, plug points, electric fire and surround and television point.

### **Kitchen/Diner 19' 4" x 12' 10" (5.9m x 3.9m)**

A range of wall and base handle-less kitchen units with Quartz worktops with tiled up stands and matching island with wooden work surface. Space for a fridge freezer, space for a double range oven, over head extractor and sunken Coplet sink with chrome mixer tap. Tiled flooring with matching tiled skirtings. Ceiling spot lights, plug points and two ceiling light points. Two Velux windows, two double glazed windows, two wall mounted radiators and half glass wooden door to the rear garden. Access into the utility room.

### **Downstairs W.C**

Laminate flooring, tiled walls, wall light, wall mounted handwash basin and pedestal W.C

### **Utility room 7' 10" x 5' 7" (2.4m x 1.7m)**

Tiled flooring, ceiling light point, wall mounted radiator, ceiling light point, plug points and half glass and wooden door to the front. Space for a washer and a drier. Combi boiler

### **First Floor Landing**

Carpeted stairs, ceiling light point and double glazed window to the side.

### **Master bedroom 13' 9" x 10' 10" (4.2m x 3.3m)**

Double glazed bay window to the front, carpeted flooring, ceiling light point, wall mounted radiator, plug points and built in floor to ceiling wardrobes.

### **Bedroom 2 11' 6" x 9' 10" (3.5m x 3.0m)**

Double glazed window to the rear, ceiling light point, carpeted flooring, wall mounted radiator, plug points, original tiled fire surround and loft hatch access.

### **Bedroom 3 7' 3" x 5' 7" (2.2m x 1.7m)**

Double glazed window to the front, ceiling light point, wall mounted radiator and plug points. Currently used as a home office.

### **Family Bathroom 8' 6" x 6' 7" (2.6m x 2.0m)**

A modern fitted bathroom complete with a bath with shower over, wall mounted handwash basin with vanity and pedestal W.C. Tiled floor and walls, ceiling spot lights, two double glazed windows and a wall mounted towel radiator.

### **Externally**

To the front of the property there is a large driveway suitable for off road parking for two cars. To the rear there is a well maintained south facing rear garden with mature plants and a patio area.



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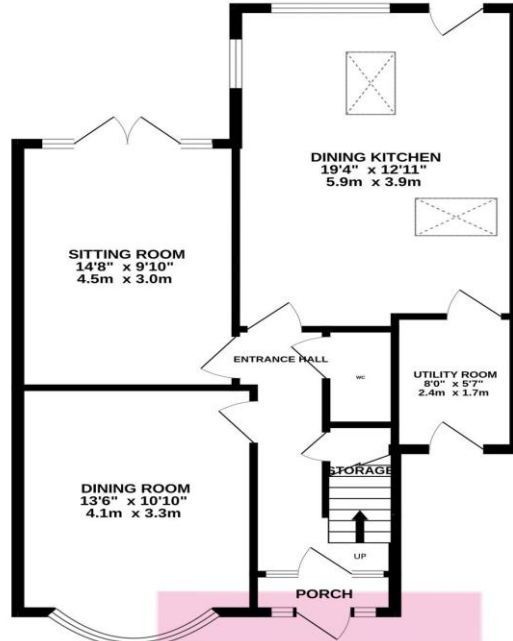
**Crofton Avenue**  
Timperley WA15 6DA



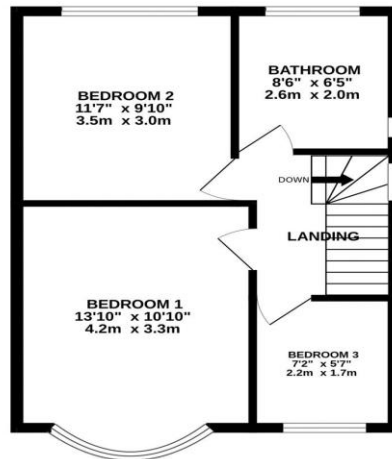
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GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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# Energy performance certificate (EPC)

28, Crofton Avenue  
Timperley  
ALTRINCHAM  
WA15 6DA

Energy rating

**D**

Valid until:

**10 April 2026**

Certificate  
number:

**9198-8024-7264-3616-  
1950**

Property type Semi-detached house

Total floor area 102 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             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |