



\*\*\*\* SPACIOUS, DETACHED BUNGALOW WITH NO CHAIN!!! \*\*\*\* This FANTASTIC bungalow offers an abundance of space with TWO bedrooms – the master bedroom benefiting from an en-suite, a separate lounge, dining area, fitted kitchen, wet room bathroom, conservatory, lovely well manicured patio and sunny garden area. There is a huge driveway to the front and a further driveway to the side complete with a carport leading to a 30 FT detached garage!!!! Located in a popular area of Timperley, with great access into Timperley Village and Altrincham town centre! The property is gas central heated and double glazed throughout. Bungalows in this area are very popular and early viewings are highly recommended to avoid disappointment. Viewings are by appointment only and can be arranged by contacting the office!



**Entrance Porch**

Double Upvc doors to the front, carpeted flooring and wooden door into the hallway.

**Entrance Hall 9' 10" x 6' 7" (2.986m x 2.001m)**

Laminate flooring, ceiling light point, double glazed window to the front, wall mounted radiator, meter cupboards and plug points,

**Dining Room 13' 6" x 9' 9" (4.122m x 2.984m)**

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

**Kitchen 12' 8" x 8' 0" (3.870m x 2.436m)**

Wall and base unit cupboards with roll top work surfaces with sink and mixer tap, space for a cooker, fridge dishwasher and washing machine. Tiled floor, tiled walls, ceiling light point, plug points, double glazed window and door to the side. Ideal Mexico 2 boiler and hot water tank.

**Lounge 13' 11" x 12' 0" (4.245m x 3.656m)**

Double glazed window to the front, laminate flooring, ceiling light point, two wall lights, plug points, television point, and electric fire and surround.

**Bathroom 8' 8" x 5' 7" (2.643m x 1.702m)**

Three piece bathroom with walk in shower, vanity unit with handwash basin and pedestal W.C. Tiled floor and walls, ceiling spot lights, double glazed window to the side and wall mounted towel radiator.

**Bedroom 1 14' 6" x 9' 11" (4.412m x 3.014m)**

Laminate flooring, double glazed windows to the side and rear, two ceiling light points, fitted wardrobes, plug points and wall mounted radiator.

**En-suite 8' 9" x 3' 0" (2.660m x 0.915m)**

Three piece suite comprising of a shower cubicle, wall mounted vanity handwash basin and pedestal W.C. Ceiling light point, wall light, double glazed window to the side and wall mounted chrome towel radiator.

**Bedroom 2 12' 10" x 9' 8" (3.921m x 2.953m)**

Carpeted flooring, ceiling light point, double glazed window to the side, plug points, wall mounted radiator and built in storage. Access into the conservatory.

**Conservatory 10' 2" x 8' 9" (3.089m x 2.671m)**

Double glazed patio doors into the conservatory, tiled flooring, double glazed windows and patio doors onto the patio. Plug points and wall mounted radiator.

**Garage 30' 6" x 8' 11" (9.307m x 2.724m)**

Split with a workshop to the rear. Electric roller garage door, upvc door to the side, double glazed windows to the rear and side, plug points and ceiling light points.

**Externally**

Large imprinted driveway to the front with a well manicured lawn to the side and double iron gates to the side. Paved driveway to the side with large carport leading to the detached garage. To the rear there is a large patio area with large mature flower beds and decked steps to an further garden with planters and artificial grass.



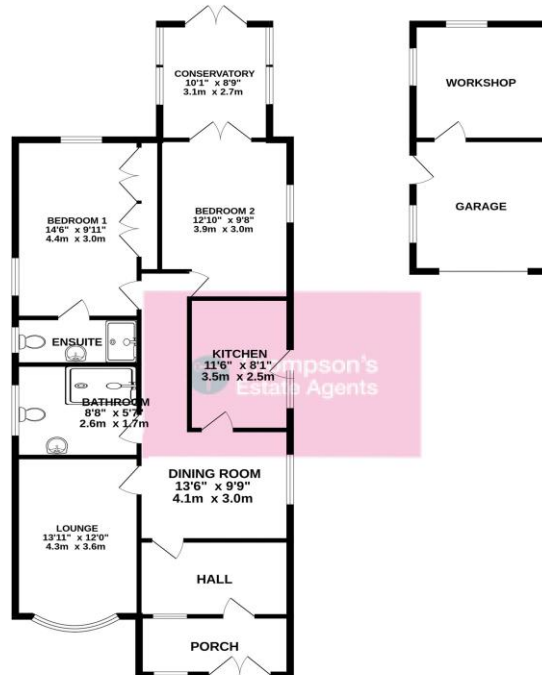




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GROUND FLOOR  
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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 capability or efficiency can be given.  
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