



Thompson's  
Estate Agents

**Wood Mount**  
Timperley WA15 7PP

**Offers in Excess of  
£450.000**



\*\*\*\* READY TO MOVE INTO \*\*\*\* TWO BEDROOM MODERN BUNGALOW \*\*\*\* NO CHAIN \*\*\*\*

Thompson's Estate Agents are delighted to bring to the market this fantastic semi-detached bungalow, positioned at the top of the cul-de-sac with a lovely outlook to the front. This SPACIOUS property sits on a sizeable plot and benefits from TWO BEDROOMS, a large open plan kitchen/diner with a fully fitted kitchen with integrated appliances, a separate lounge and FOUR PIECE bathroom. To the front there is a huge driveway suitable for off road parking for multiple cars and a large 'L' shaped sunny rear garden. The property is gas central heated and double glazed throughout. Located within a popular part of Timperley where only a handful of bungalows are found! Ideal if you are looking to downsize or wanting one level living! Bungalows are proven to be very popular, so early viewings are highly recommended. Contact us today to secure your viewing.



Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA  
Phone: 01615324455, Email: [hello@thompsonestateagents.com](mailto:hello@thompsonestateagents.com)  
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### **Entrance Porch**

Upvc porch, carpeted flooring and upvc internal door into the hallway.

### **Entrance Hallway**

Carpeted flooring, ceiling light point, wall mounted radiator, plug point and access into all rooms. Loft hatch access.

### **Lounge 13' 5" x 12' 10" (4.1m x 3.9m)**

A spacious and naturally light lounge, with a lovely outlook to the front. Large double glazed bay window, carpeted flooring, ceiling light point, wall mounted radiator, plug points, television point and gas fire.

### **Kitchen/Diner 18' 1" x 12' 4" (5.52m x 3.76m)**

Open plan kitchen/diner with a fully fitted modern kitchen comprising of Shaker style wall and base units with contrasting wooden roll top work surfaces and red high gloss splash backs. Integrated Lamona double electric oven, 4 ring gas hob, extractor hood, microwave, dishwasher and fridge/freezer stainless steel sink and mixer tap. Laminate flooring, ceiling spotlights, under unit spotlights, wall mounted radiator, plug points, double glazed patio doors onto the rear garden and large double glazed window overlooking the garden. Space for dining area.

### **Master bedroom 13' 1" x 11' 1" (4.00m x 3.39m)**

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

### **Bedroom 2 12' 2" x 7' 7" (3.7m x 2.3m)**

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

### **Bathroom 10' 2" x 5' 7" (3.1m x 1.7m)**

Four piece bathroom comprising of a bath, corner shower, handwash unit and vanity and pedestal W.C. Tiled floor, half tiled walls, ceiling spotlights, double glazed window and wall mounted towel radiator.

### **Externally**

To the front of the property there is a larger than average paved driveway, suitable for off road parking for multiple vehicles and double wooden gates to the rear garden. To the rear there is a sun drenched, large 'L' shaped rear garden with a spacious lawn area, mature flower beds, shrubs and hedges and paved patio areas.



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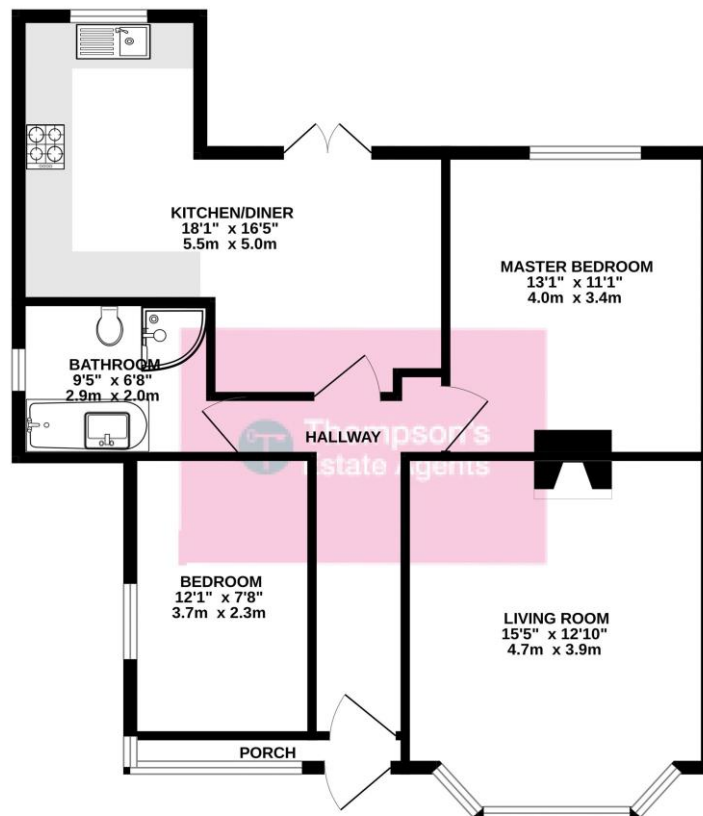


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GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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)

11 Wood Mount  
Timperley  
ALTRINCHAM  
WA15 7PP

Energy rating

C

Valid until: 12 December 2033

Certificate number: 9679-3933-6202-4717-1204

Property type Semi-detached bungalow

Total floor area 71 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 C. 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		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		