



**** A TRADITIONAL, THREE BEDROOM BAY FRONTED SEMI DETACHED FAMILY HOME **** Located in a very popular residential area that is within walking distance to St Hugh's Primary School, Heyes Lane Primary School, Wellington Secondary School, Timperley Metrolink and Timperley Village!! Benefiting from THREE well proportioned bedrooms, THREE reception rooms, an open plan kitchen, lounge and conservatory, a modern fitted three piece bathroom and fitted kitchen PLUS a large driveway to the front, and a spacious sunny rear garden with a detached garage. The property is gas central heated and double glazed throughout. A perfect home for a couple or young family who want the benefit of the school and network links. Viewings are by appointment only and are to be booked in by contacting the office.



Entrance Hallway

Composite front door, ceiling light point, wall mounted radiator, plug point, tiled effect flooring and understairs storage.

Lounge 11' 2" x 10' 6" (3.40m x 3.20m)

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

Play room 8' 11" x 7' 4" (2.719m x 2.233m)

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

Dining Room 13' 6" x 10' 6" (4.123m x 3.213m)

Open plan into the conservatory and kitchen with wooden flooring, ceiling light point, plug points and wall mounted radiator.

Kitchen 8' 9" x 6' 6" (2.662m x 1.991m)

Fitted with a range of black gloss wall and base unit cupboards with roll top worksurfaces with space for a fridge freezer, washing machine dishwasher and cooker. Sink with mixer tap, ceiling light point, plug points, tiled floor and double glazed window to the rear. Open plan dining room, kitchen and conservatory

Conservatory 11' 8" x 7' 4" (3.544m x 2.24m)

Tiled flooring, double patio doors onto the rear garden, ceiling light point and plug points.

First Floor Landing

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

Bedroom 1 13' 6" x 10' 9" (4.122m x 3.268m)

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

Bedroom 2 12' 0" x 10' 6" (3.669m x 3.188m)

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

Bedroom 3 8' 3" x 6' 1" (2.517m x 1.860m)

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

Family Bathroom 8' 2" x 6' 0" (2.490m x 1.839m)

Three piece bathroom suite with bath with shower over, pedestal W.C and vanity unit with handwash basin. Tiled floor and tiled splash back, double glazed window to the rear, ceiling spot lights, wall mounted towel radiator and built in storage with combi boiler.

Externally

Spacious block paved driveway to the front with double wooden gates to the side. To the rear there is a large lawned garden with block paved patio and a detached double garage with lighting and power.



Thompson's
Estate Agents

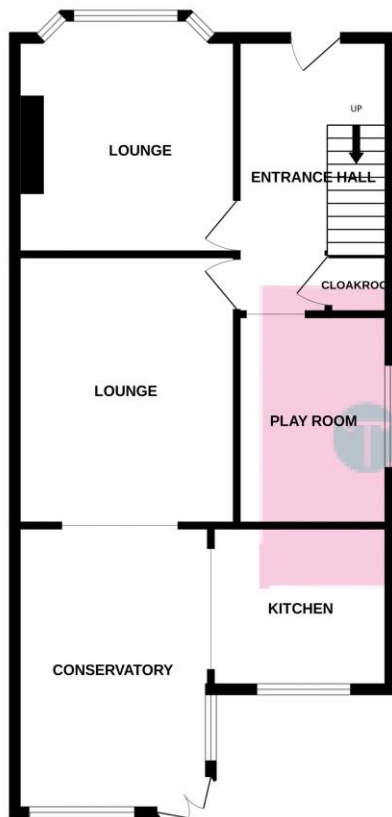
Olive Road
Timperley WA15 6HZ



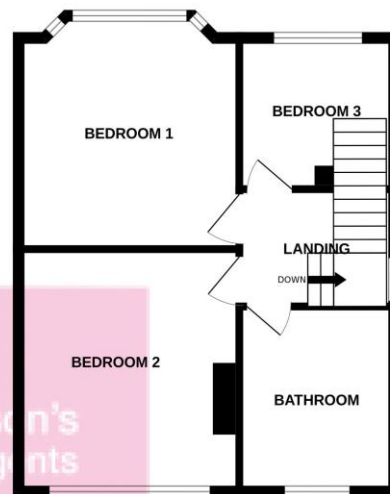
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GROUND FLOOR



1ST FLOOR



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 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)

13, Olive Road
Timperley
ALTRINCHAM
WA15 6HZ

Energy rating

E

Valid until: 22 February 2028

Certificate number: 0353-2862-7626-9528-3081

Property type Semi-detached house

Total floor area 91 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 E. 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		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		