



\*\*\*\* A larger than average, three bedroom semidetached family home with no chain!!!  
\*\*\* This fantastic home has so much space on offer and plenty of potential for the next owner to add their own stamp to!! Benefiting from a spacious lounge, a huge 22 FT open plan kitchen/diner, 19 FT conservatory, workshop, utility room, three great sized bedrooms, a large bathroom, loft space that has the potential to convert (subject to planning) plus a double car driveway and sizeable sunny rear garden!!! If you are looking for a spacious home that you can add your own stamp to and make your own, that is positioned within a popular location close to Timperley Village, good schooling and excellent network links then this property is for you. Viewings are highly recommended and can be arranged by contacting the office.



### **Entrance Hallway**

Upvc door and double glazed window to the side. Tiled flooring, ceiling light point, wall mounted radiator and carpeted stairs with bespoke banister.

### **Lounge**

Carpeted flooring, large double glazed window to the front, ceiling light point, wall mounted radiator, plug points, television point, fireplace and built in cupboard. Access into the kitchen/diner.

### **Kitchen/Diner**

An open plan kitchen and dining area with a large fitted kitchen and spacious dining area. The kitchen is fitted with a range of wall and base units and roll top work surfaces. Built in electric oven and four ring gas hob, sink with mixer tap and fridge freezer. Space for washing machine and dishwasher. Tiled floor and tiled walls, ceiling spot lights, plug points and windows to the front and side. Door into the conservatory.

### **Conservatory**

A spacious and sunny conservatory with plenty of windows overlooking the rear garden. Vinyl flooring, plug points, wall lights and double doors into the rear garden. Access into the utility and workshop.

### **Workshop**

A fully fitted out workshop with cabinets, workshop benches, wall and ceiling racking, lighting and power. A great sized additional room could easily be transformed into an office space.

### **Utility room**

Carpeted flooring, half glass upvc door to the front, plug points, built in cupboards, space for counter top fridge and freezer and combi boiler.

### **First Floor Landing**

Carpeted stairs and landing, large double glazed window to the side and loft hatch access.

### **Master bedroom**

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

### **Bedroom 2**

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

### **Bedroom 3**

Currently used as a home office. Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator, plug points and built in desk with built in desk draws and storage.

### **Loft**

Hatch in the landing with a drop down ladder and lighting. Potential to convert.

### **Bathroom**

Carpeted flooring, tiled walls, double glazed window to the side, corner shower cubicle, his and hers sinks built within a double vanity unit, pedestal W.C, wall mounted towel radiator and ceiling spot lights

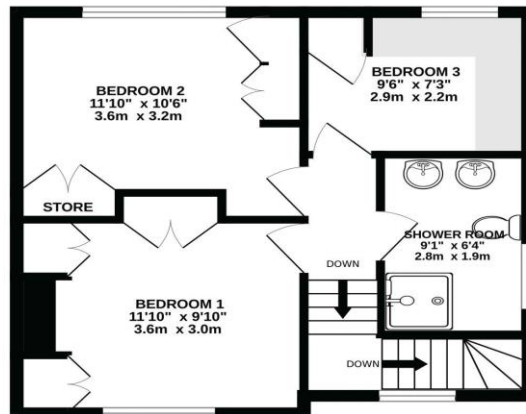
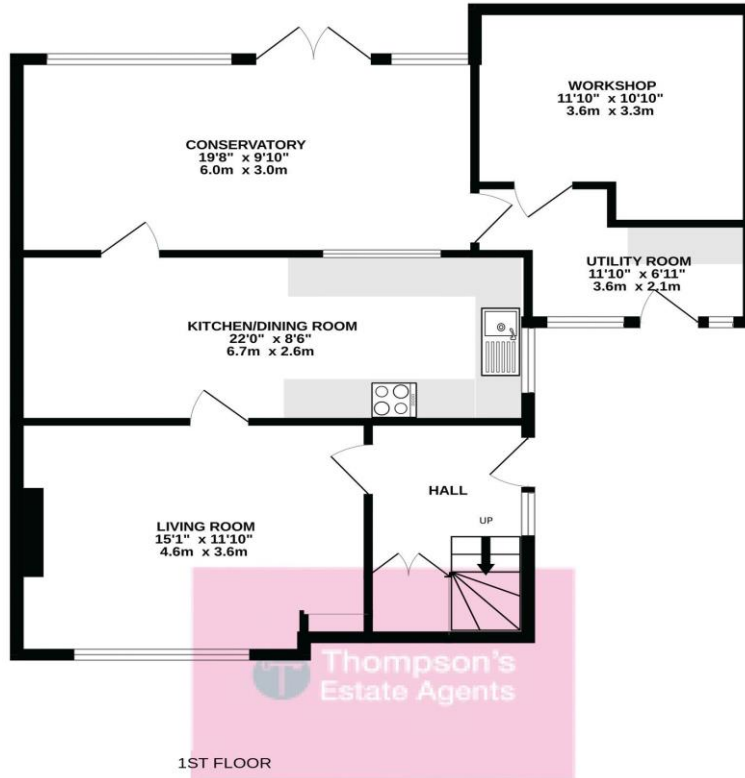
### **Externally**

To the front of the property there is a large driveway suitable for off road parking for a couple of cars, low maintenance shrubs and bushes and double iron gates to the rear. The back garden is paved and private but still benefits from the sun. The previous owner had fenced off the garden at the rear to make it small, however this can be re-opened up to make more space.





GROUND FLOOR



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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)

114 Fairywell Road Timperley ALTRINCHAM WA15 6XB	Energy rating	Valid until: <b>1 August 2033</b>
	<b>D</b>	Certificate number: <b>8037-4828-1200-0252-8206</b>

Property type	Semi-detached house
Total floor area	101 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 C.

[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		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		