



**** AN EXCEPTIONALLY PRESENTED, EXTENDED TO THE SIDE AND REAR SEMI DETACHED FAMILY HOME POSITIONED ON A CORNER PLOT! **** This SPACIOUS home benefits from THREE bedrooms, THREE reception rooms, a FAMILY bathroom, DOWNSTAIRS W.C, FULLY fitted modern kitchen with integrated appliances, a huge 21FT extension to the rear with UTILITY space, usable loft space, DETACHED GARAGE, paved rear garden, side garden and double driveway!!! The property is gas central heated and double glazed throughout. This FANTASTIC home has plenty of space on offer and still could be made bigger (STPP) Located in a popular residential area, close to excellent network links and transport links such as Navigation Metrolink and A56 plus walking distance to Broadheath Primary School, Waitrose and Altrincham town centre. Contact the office to arrange your viewing!!!



Entrance Porch 7' 7" x 3' 4" (2.300m x 1.015m)

Upvc porch, ceiling light point, laminate flooring and Upvc half glass internal door.

Entrance Hallway 17' 0" x 5' 11" (5.181m x 1.810m)

Upvc and half glass internal door, laminate flooring, two ceiling light points, wall mounted radiator and built in storage cupboards. Bespoke bamboo wood staircase.

Reception room one 10' 11" x 10' 9" (3.332m x 3.274m)

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

W.C 5' 8" x 2' 6" (1.726m x 0.759m)

Tiled floor and walls, ceiling spot lights, double glazed window to the side, pedestal W.C and handwash basin with vanity unit.

Reception room two 21' 3" x 10' 11" (6.472m x 3.317m)

Laminate flooring, two ceiling light points, two wall lights, television point, plug points and wall mounted mirrored vertical radiator.

Kitchen 11' 7" x 11' 1" (3.543m x 3.388m)

A fully fitted kitchen with a range of high gloss wall and base units with contrasting roll top work surface and island breakfast bar with storage. Ceiling spot lights, double glazed window, plug points, tiled splash backs and vertical wall mounted radiator. Two integrated fridge freezers, electric oven, electric induction hob and over head Klarstein extractor. Integrated dishwasher and stainless steel sink with hose mixer tap.

Dining/Utility 21' 3" x 13' 0" (6.470m x 3.964m)

Laminate flooring, underfloor heating, ceiling spot lights, plug points, two ceiling sky lights, large double glazed windows to the rear with double glazed patio doors. White high gloss 'J' handle wall and base units with contrasting roll top worksurfaces with integrated washing machine and dryer.

Landing

Laminate flooring, double glazed window to the side and loft hatch access.

Bedroom One 13' 2" x 10' 11" (4.018m x 3.333m)

Laminate flooring, double glazed bay window to the front, ceiling light point, wall mounted radiator, plug points and floor to ceiling fitted wardrobes with dresser.

Bedroom two 12' 5" x 10' 11" (3.782m x 3.331m)

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

Bedroom three 7' 9" x 6' 0" (2.360m x 1.819m)

Laminate flooring, ceiling light point, double glazed window to the front and plug points.

Family Bathroom 7' 2" x 5' 9" (2.187m x 1.763m)

A three piece bathroom suite comprising of a jacuzzi bath with shower over, pedestal W.C and vanity handwash basin. Tiled floors and walls, ceiling spot lights, double glazed window to the rear and wall mounted towel radiator.

Loft

Drop down ladder, laminate flooring and Velux window. Currently used for storage.

Garage

A large detached garage used for additional storage with an up and over door to the front.

Externally

To the front of the property there is a large concrete driveway suitable for off road parking for multiple vehicles, a large lawned area, detached garage, shed and access to the rear where you will find a paved rear garden.

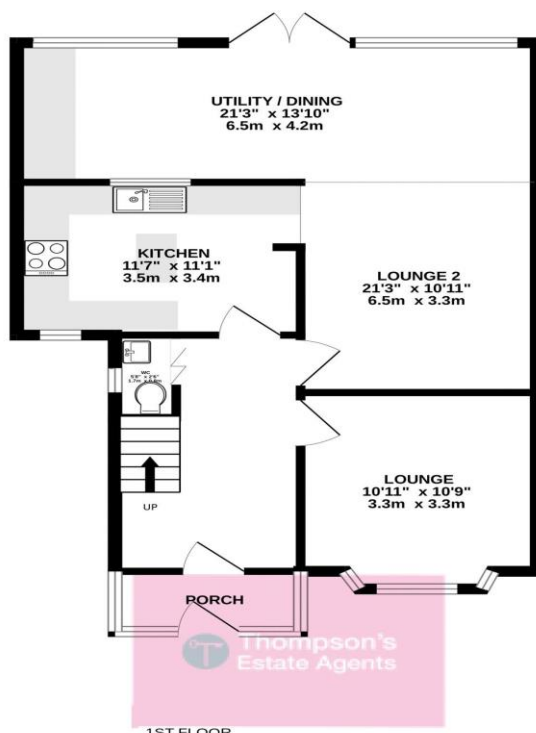




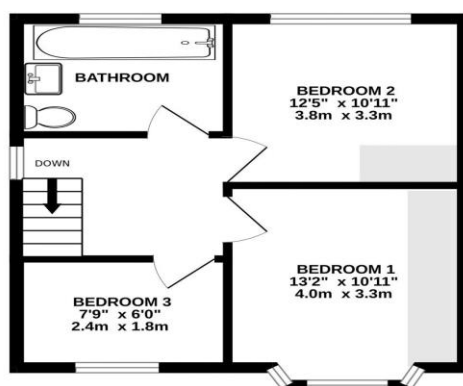
Thompson's
Estate Agents

St. Albans Crescent
Broadheath WA14 5NY

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025

Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA
Phone: 01615324455, Email: hello@thompsonsestateagents.com
www.thompsonsestateagents.com

Energy performance certificate (EPC)

24 St. Albans Crescent
West Timperley
ALTRINCHAM
WA14 5NY

Energy rating

D

Valid until:

4 January 2032

Certificate number:

9712-9129-3000-0655-1206

Property type

Semi-detached house

Total floor area

121 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		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		