



**** THREE BEDROOM, SEMI DETACHED FAMILY HOME WALKING DISTANCE TO HEYES LANE PRIMARY SCHOOL, TIMPERLEY VILLAGE AND TIMPERLEY METROLINK **** This traditional home sits within a popular residential area popular with young families and young professionals. Benefitting from two reception rooms (open plan), a modern fully fitted kitchen, three bedrooms, bathroom and separate W.C, driveway, sunny rear garden and detached garage. The property is gas central heated and double glazed throughout. Close to local shops, well kept parks, bus stops and excellent network links. Properties like this are very popular in this area – early viewings are recommended. Contact the office to secure your viewing!





**Thompson's
Estate Agents**

Fairbourne Drive
Timperley WA15 6AT

Entrance Porch

Double glazed windows and double glazed door to the side, tiled floor and wooden internal front door.

Entrance Hallway

Wooden internal door, carpeted flooring, ceiling light point, double glazed window to the side, wall mounted radiator, carpeted stairs to the first floor and door into the lounge.

Lounge

Laminate flooring, double glazed window to the front fitted with shutters, television point, ceiling light point, plug points and wall mounted radiator.

Dining room

Laminate flooring, ceiling light point, wall mounted radiator plug points and double glazed patio door into the rear garden. Access into the kitchen.

Kitchen

A modern fitted kitchen with a range of wall and base unit cupboards with roll top work surfaces. Laminate flooring, ceiling spot lights, sink with mixer tap, plug points, double glazed window to the rear, wall mounted radiator, door to the side and understairs storage. Integrated fridge freezer, dishwasher, washing machine, microwave, oven, grill and electric hob with over head extractor. Space for a washing machine. Combi boiler - 6years old

First Floor Landing

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

Master bedroom

Carpeted flooring, double glazed window to the front fitted with shutters, ceiling light point, wall mounted radiator and plug points.

Bedroom Two

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

Bedroom Three

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

W.C

Pedestal W.C, laminate flooring, double glazed window to the rear, ceiling light point and half tiled walls.

Bathroom

Laminate flooring, ceiling light point, double glazed window to the rear, bath, handwash basin and storage cupboard.

Externally

To the front there is a paved driveway suitable for off road parking and a lawned front garden. Double wooden gates to access the side and rear. To the rear there is a sizeable rear garden , paved patio area and detached garage.

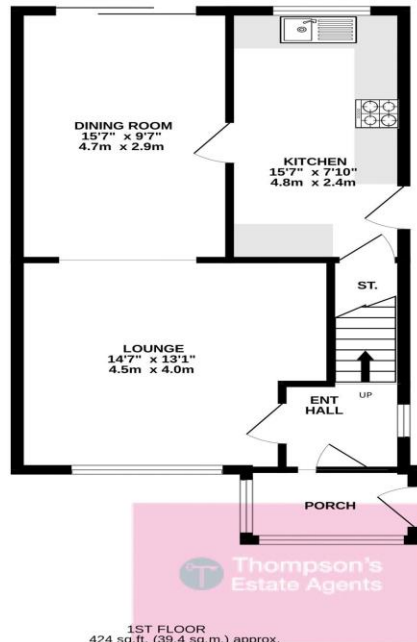




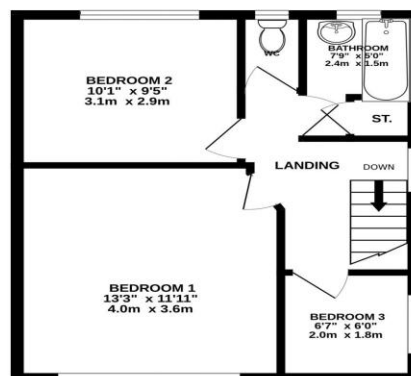
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GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 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)

31 Fairbourne Drive
Timperley
ALTRINCHAM
WA15 6AT

Energy rating

C

Valid until:

30 October 2034

Certificate number:

9390-2789-3400-2474-2365

Property type

Semi-detached house

Total floor area

75 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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		