



\*\*\*\* Extended three/four bedroom semi detached home located in a popular part of Timperley. \*\*\*\* A fantastic home giving you the opportunity to add your own stamp and really make it your own!! To the ground floor there is a spacious lounge and dining room (open plan), fitted kitchen and extension to the side with a wet room style bathroom and additional room that has previously been used as a bedroom. To the first floor there are three well proportioned bedrooms all benefiting from fitted storage/wardrobes and a family bathroom. The loft has previously been converted into a usable loft room which could be used as a home office or ample storage. There is a driveway to the front with a well manicured front garden and a secure garden and patio to the rear. Located within walking distance to Timperley Metrolink Station, St Hugh's Primary School, bus stops, local shops and amenities PLUS easy access to excellent motorway, network and transport links. Viewings are by appointment only and can be arranged by contacting the office.



### **Entrance Hallway**

Wooden door to the front, carpeted flooring and stairs to the first floor. Wooden frame window to the side, wall light, wall mounted radiator and plug points. Access to the lounge and the kitchen.

### **Lounge**

Double glazed bay window to the front, carpeted flooring, two wall lights, fire place with surround, tv point and plug points. Open plan into the dining room.

### **Dining Room**

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

### **Kitchen**

A range of wooden wall and base unit cupboards with rolltop worksurfaces and tiled splash backs. Lamona electric hob, integrated oven, sink with mixer tap and space for washing machine and fridge freezer. Double glazed window to the rear, ceiling light point and plug points.

### **Downstairs shower room**

Wet room style bathroom with tiled floors and walls. Pedestal W.C, wall mounted sink and shower. Ceiling light point and wooden frame window to the front.

### **Bedroom four/reception room**

Accessed via the kitchen or a sperate door to the front. Carpeted flooring, ceiling light point, double glazed window and door to the rear, plug points and boiler.

### **First Floor Landing**

Carpeted landing, ceiling light point, double glazed window to the side and wall light. Access to all first floor rooms and wooden stair case to converted loft.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom 3**

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

### **Bathroom**

Three piece bathroom suite with pedestal W.C, handwash basin and bath. Carpeted flooring, double glazed window to the side, wall mounted towel radiator, ceiling light point and storage cupboard with hot water tank.

### **Loft**

Carpeted flooring, double glazed window to the side, Velux window, ceiling light point, plug points and built in eaves storage.

### **Externally**

Externally to the front there is a driveway for off road parking for two cars and a well maintained front garden sat behind a hedge. To the rear there is a lawned garden paved patio and brick built out house.

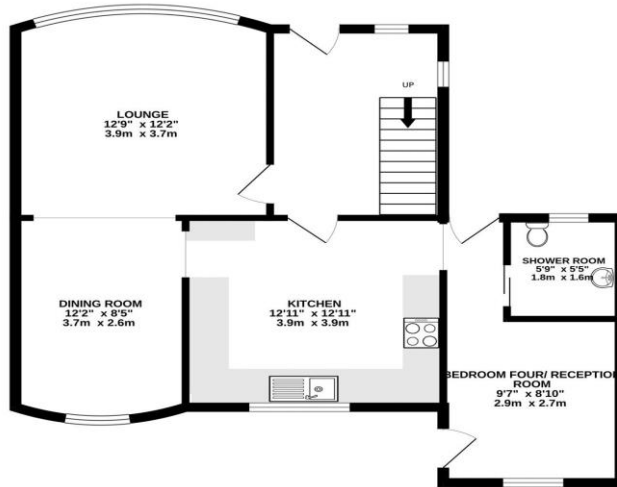
### **Solar Panels**

Fitted in February 2024 The energy return is 2300 kW per year plus battery to store electricity. The solar panels are owned.

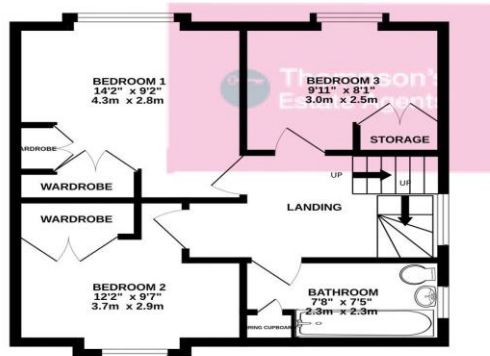




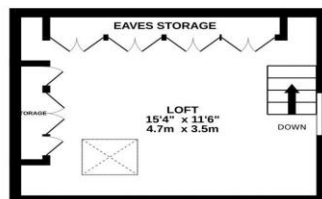
GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR  
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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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