

## Offers in the Region Of £560.000



\*\*\* A larger than average, extended semidetached family home \*\*\* This spacious THREE DOUBLE BEDROOM home has been extended to the side and rear and is in a highly desirable area of Timperley. Benefitting from TWO reception rooms with double doors connecting the two, a fully fitted kitchen, conservatory, downstairs W.C, four piece family bathroom, en-suite to the master bedroom, an integral garage, out house with power, a driveway to the front and a well manicured sunny rear garden. Within walking distance to Wellington Road Secondary School, Navigation Metrolink and train station PLUS easy access into Altrincham, Timperley Village and excellent network and transport links. An IDEAL home for a family who are looking for a large home in a very popular location. The property is gas central heated (new boiler fitted 19 months ago), double glazed throughout and is alarmed. Viewings are highly recommended and can be arranged by contacting the office!



**Entrance Porch 7' 0" x 1' 11" (2.137m x 0.581m)**

Upvc and glass double doors to the front, wall light, plug point and wooden internal door.

**Entrance Hallway**

Wooden internal door, laminate flooring, ceiling light point, wall mounted radiator, plug point and carpeted stairs to the first floor.

**Lounge 14' 3" x 10' 9" (4.342m x 3.286m)**

Double glazed bay window to the front, carpeted flooring, ceiling light point, wall mounted radiator, plug points, television point, electric fire and double internal doors.

**Lounge/Diner 17' 11" x 11' 0" (5.473m x 3.363m)**

Carpeted flooring, ceiling light point, wall mounted radiator, plug points, television point, fire surround with electric stove and double glazed patio doors onto the rear garden.

**Kitchen 14' 11" x 6' 3" (4.541m x 1.894m)**

A fully fitted kitchen with a range of gloss, handle-less wall and base units with granite worktop and upstands. Integrated Neff oven and Neff gas hob, Neff microwave, integrated dishwasher, integrated fridge/freezer and space for washing machine and tumble drier. Stainless steel sink with mixer tap, wall mounted radiator, plinth heater, ceiling spot lights, plug points and under floor heating. Wooden door to the side and double glazed sliding door into the conservatory.

**Conservatory 8' 1" x 5' 9" (2.476m x 1.742m)**

Double glazed conservatory with tiled floor and under floor heating, plug point, electric wall heater heater, television point, spot lights and double glazed sliding door to the garden.

**Downstairs W.C 5' 3" x 2' 6" (1.602m x 0.762m)**

Laminate flooring, wall light, pedestal W.C and handwash basin.

**First Floor Landing**

Carpeted flooring and landing, ceiling light point and access to all rooms.

**Master bedroom 15' 5" x 10' 7" (4.694m x 3.215m)**

Carpeted flooring, two double glazed windows to the front, two ceiling light points, two wall mounted radiators, television point and plug points.

**En-suite 7' 11" x 6' 10" (2.424m x 2.095m)**

Vinyl flooring, ceiling spot lights, double glazed window to the rear, pedestal W.C, vanity unit with handwash basin and shower cubicle.

**Bedroom 2 14' 0" x 10' 11" (4.269m x 3.328m)**

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

**Bedroom 3 13' 9" x 10' 10" (4.195m x 3.305m)**

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

**Family Bathroom 7' 11" x 6' 10" (2.424m x 2.095m)**

Four piece bathroom comprising of pedestal W.C, handwash basin, bath and shower cubicle. Vinyl flooring, ceiling spot lights, double glazed window to the side and wall mounted towel radiator.

**Garage 16' 0" x 7' 11" (4.883m x 2.407m)**

Double doors to the front, two double glazed windows to the side, ceiling light, plug points, door to the rear and combi boiler that was fitted 19 months ago

**Outhouse**

Brick built out house with electric point.

**Externally**

A spacious block paved driveway to the front with parking for two vehicles with a well manicured garden with lawn and well maintained flower beds. To the rear there is a spacious garden with paved patio, well established shrubs, garden sheds, a summerhouse and external security lighting.



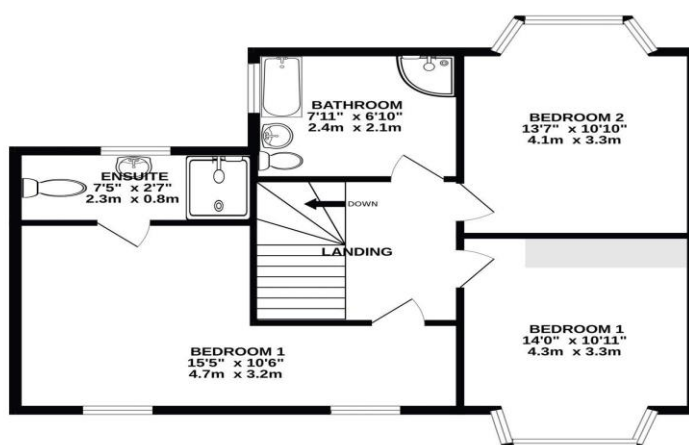
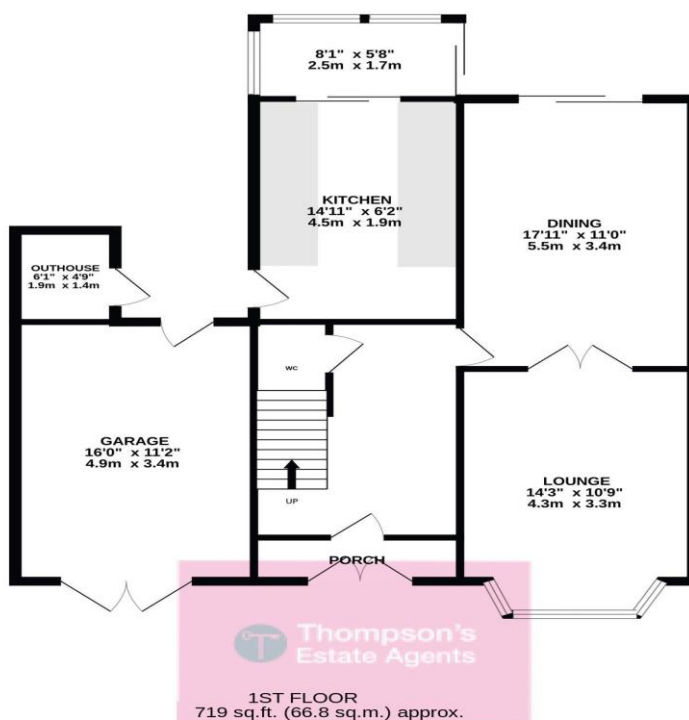




Thompson's  
Estate Agents

**West Vale Road**  
Timperley WA15 7RN

GROUND FLOOR  
959 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 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)

28 West Vale Road  
Timperley  
ALTRINCHAM  
WA15 7RN

Energy rating

C

Valid until: 18 August 2034

Certificate number: 0330-2381-1480-2094-5175

Property type Semi-detached house

Total floor area 100 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	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		