



A larger than average semi detached family home located in a popular part of Timperley. This SPACIOUS home has been extended to the side, rear and into the loft to provide over 1194 square feet of living space! With three reception rooms, a huge open plan kitchen, downstairs W.C, three bedrooms, a family bathroom and a 17FT loft room it has all the space needs for a growing family. There is a double driveway at the front and a large well maintained garden to the rear. Located just a short walk to Heyes Lane Primary school and local shops, a 10 minute walk to Timperley Village and a 20 minute walk to Timperley Metrolink Station PLUS easy access to excellent network links and transport links and well kept fields and parks. This property is ideal for buyers who is looking for that extra space. Viewings are by appointment only and can be arranged by contacting the office.





**Thompson's
Estate Agents**

**Halton Drive,
Timperley WA15 6AU**

Entrance Hallway

Composite door to the front, laminate flooring, ceiling light point, wall mounted radiator and carpeted stairs to the first floor.

Lounge

Double glazed bay window to the front, carpeted flooring, ceiling light point, fireplace with surround and tiled hearth, wall mounted radiator, plug points and television point.

Dining Room/Sitting area

Laminate flooring, two ceiling light points, double glazed window to the rear, plug points, wall mounted radiator, television point and double doors into the kitchen.

Kitchen

A fitted kitchen with a range of wall and base unit cupboards, roll top work surfaces with matching upstands and breakfast bar. Sink with mixer tap, four ring gas hob, tiled splash back, over head extractor and electric oven. Space for a fridge freezer, washing machine and dryer. Laminate flooring, two ceiling light points, double glazed window to the rear, double glazed patio doors onto the rear garden, wall mounted radiator, plug points and understairs storage cupboard.

Downstairs W.C

Laminate flooring, ceiling light point, tiled walls, wall mounted radiator, pedestal W.C and handwash basin.

First Floor Landing

Carpeted stairs and landing, double glazed window to the side, plug point and access to all rooms.

Bedroom One

Double glazed window to the front, carpeted flooring, ceiling light point, wall mounted radiator, plug points and fitted floor to ceiling wardrobes.

Bedroom Two

Double glazed window to the rear, carpeted flooring, ceiling light point, wall mounted radiator, plug points and drop down ladder for the loft room.

Bedroom Three

Double glazed window to the side, laminate flooring, ceiling light point, wall mounted radiator and plug points.

Loft Room

Drop down ladder, carpeted flooring, wall mounted radiator, plug points, double glazed window to the gable end and Velux window.

Family Bathroom

A modern three piece bathroom suite comprising of a bath with a shower over, pedestal W.C and vanity handwash basin. Double glazed window to the rear.

Externally

To the front of the property there is a large block paved driveway suitable for off road parking for two cars and a low maintenance flower bed. To the rear there is a sizeable garden, with a paved patio, large lawn and well kept flower beds, a decked area with pagoda and shed.



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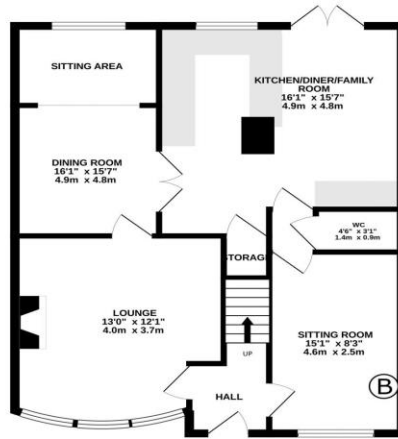
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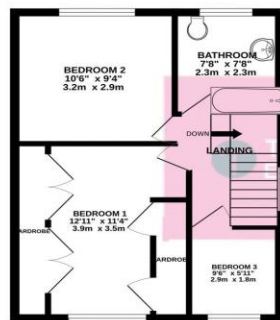
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GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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)

3 Halton Drive
Timperley
ALTRINCHAM
WA15 6AU

Energy rating

C

Valid until:

11 January 2035

Certificate number:

0320-2590-7490-2595-2521

Property type

Semi-detached house

Total floor area

111 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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		