



\*\*\*\* Traditional semi detached family home, extended to the side and the rear\*\*\*\* This FANTASTIC three bedroom home sits within a popular residential area close to good schooling and excellent network and transport links. With two separate reception rooms, with the lounge measuring over 19FT with bi-folding doors onto the rear garden, a spacious extended 'L' shaped kitchen, three great sized bedrooms, a large four piece bathroom, large driveway to the front and a stunning sunny rear garden with a porcelain patio and large lawned area with well kept flower beds. The property is double glazed and gas central heated throughout. Within just a short walk to Broadheath Primary School, Navigation Metrolink, Waitrose and Altrincham town centre PLUS close by to local shops, parks and Dunham Massey. Viewings are highly recommended and can be arranged by contacting the office.



**Entrance Hallway**

Composite door to the front, wood effect flooring with recessed floor mat, double glazed window to the side, ceiling light point, meter cupboards, wall mounted radiator, plug points, access to all ground floor rooms and carpeted stairs to the first floor. Understairs storage cupboard with combi boiler.

**Dining Room**

Patterned wooden flooring, double glazed bay window to the front, ceiling light point, wall mounted radiator, plug points and tiled fireplace with matching hearth and wooden mantel piece.

**Lounge**

Extended to the rear providing a large sized lounge. Laminate flooring, bi-folding doors onto the rear garden with recessed carpet, wall mounted radiator, ceiling light point, television point, plug points and stove with hearth and wooden mantel.

**Kitchen**

Shaker style base, wall and pantry units with wooden work tops and tiled splash backs. Floor to ceiling double wooden storage unit, double glazed window to the side, vertical anthracite wall mounted radiator, wooden flooring, plug points and ceiling light point.

Shaker style wall and base unit cupboards with roll top worksurfaces and tiled splash backs. Wooden flooring, spot lights, double glazed window to the rear, to the side and one to the front with a Upvc door to the side. Fitted five ring gas hob with over head extractor, electric oven and sink with drainer and mixer tap. Space for a fridge freezer, dishwasher and washing machine.

**First Floor Landing**

Carpeted stairs and landing, ceiling light point, double glazed window, plug point and access to all rooms.

**Bedroom One**

Carpeted flooring, double glazed bay window to the front, ceiling light point, television point, plug points, wall mounted radiator and recessed shelving and space for television.

**Bedroom Two**

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

**Bedroom Three**

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

**Family Bathroom**

Four piece bathroom suite with bath, shower cubicle with tiled walls, handwash basin, pedestal W.C, chrome wall mounted towel radiator, double glazed window to the rear, ceiling spot lights and tiled flooring.

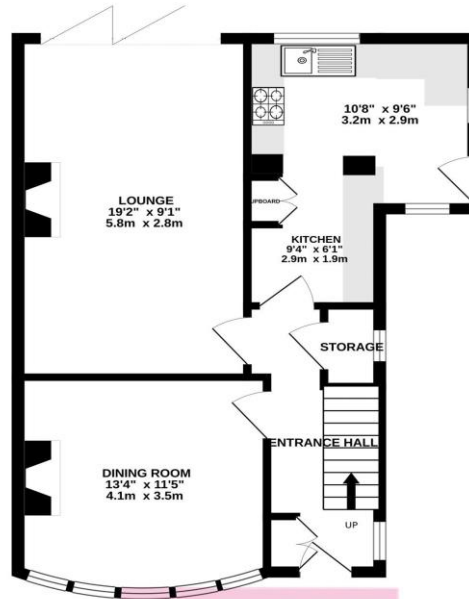
**Outside**

To the front of the property there is a block paved driveway sat behind a brick wall and iron gates leading down the side of the property towards the back garden. To the rear there is a landscaped garden with a patio/sitting area with slat fencing with wall lights and Herringbone porcelain flooring, an Indian Stone patio, free standing water feature (which can be re-wired to be used) shed and children's play house with slide and a spacious lawn and mature flower beds. Wooden gate to the side.

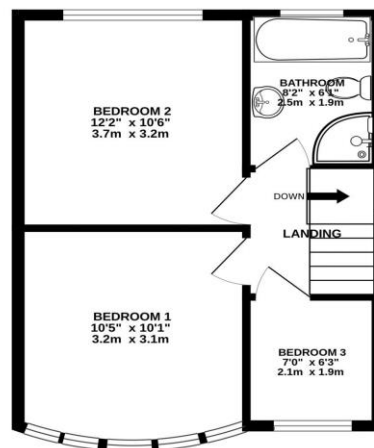




GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (81.0 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.  
Made with Metropix ©2025

# Energy performance certificate (EPC)

11 St. Albans Crescent  
West Timperley  
ALTRINCHAM  
WA14 5NY

Energy rating

C

Valid until:

22 May 2035

Certificate number:

2035-1625-7500-0717-0226

Property type

Semi-detached house

Total floor area

90 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		