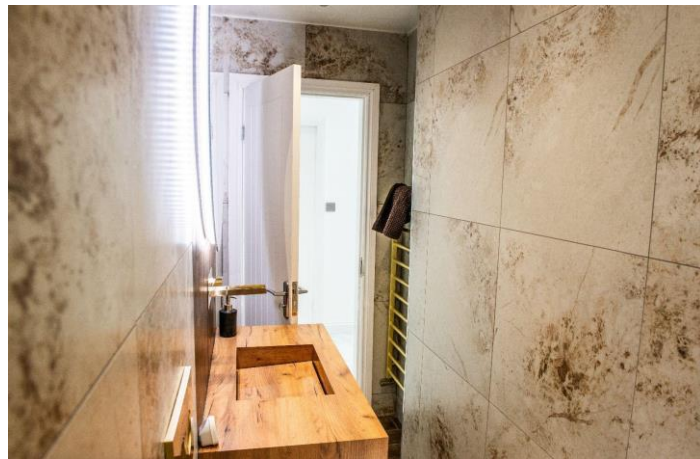




****SOLD WITH SITTING TENANTS IN UNTIL JULY 2026 GENERATING £2,100.00 PCM**** This FANTASTIC traditional semidetached family home has been renovated, remodelled, extended to the side and rear and has been finished to a lovely standard throughout. Fully renovated in 2021 this home measures over 1600 square feet and boasts an abundance of space throughout. Benefitting from a separate lounge, open plan 23FT kitchen/diner/lounge, downstairs shower room, utility space, modern fitted kitchen, four double bedrooms with the master benefitting from an ensuite, family bathroom, underfloor heating to the ground floor, new gas central heating and double glazing throughout, a sunny private garden, garage and double driveway to the front. Located on the doorstep of EXCELLENT schools such as Park Road Academy, St Hugh's Primary and a short drive on the A56 into Altrincham and M60. Convenient shopping nearby such as local shops, Altrincham Waitrose and Broadheath retail park all within a mile. An IDEAL home for a family who are looking for that extra space in a popular residential area of Timperley. Viewings are by appointment only please contact Thompson's today to secure your viewing time.



Entrance Porch

Composite door to the front with glass side panels, tiled flooring, under floor heating and ceiling spot lights.

Entrance Hallway

Glass composite door, tiled flooring with under floor heating, ceiling spot lights, ceiling light point, double glazed window to the side, plug points and carpeted stairs to the first floor.

Utility room

Tiled flooring with under floor heating, ceiling light point, plug point and wall mounted Vaillant combi boiler.

Downstairs shower room

Tiled flooring and walls, shower cubicle, wall hung W.C oak style wall hung sink. Ceiling spot lights, double glazed window to the side, wall mounted gold towel rail and and gold hardware.

Lounge

Tiled flooring with underfloor heating, double glazed bay window to the front, ceiling spot lights, ceiling light point, plug points with USB and eye level plug point for a wall mounted television.

Open plan kitchen/lounge/dining area

Tiled flooring with under floor heating, bi-folding doors to the rear, three Velux windows, ceiling spot lights and plug points.

Kitchen

Fitted with a range of wall and base units with 'J' handles and a roll top worksurface and mirrored splash back/ Ceiling spot lights, three pendant light fittings over the breakfast bar, double glazed window to the rear and plug points. Integrated drinks fridge, dishwasher, gas hob and extractor, oven and grill and sink with mixer tap with pull out spray. Space for a fridgefreezer.

First Floor Landing

Carpeted stairs and landing, glass balustrade, ceiling light point, ceiling spot lights and plug points.

Bedroom One

Carpeted flooring, double glazed window to the front and side, ceiling light point, plug points and wall mounted radiator. Access into the en-suite.

En-suite

Comprising of a shower cubicle, wall hung W.C and sink with chrome hardware. Tiled walls and flooring, ceiling spot lights, wall mounted towel radiator, double glazed window to the side and fitted mirror with lighting.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

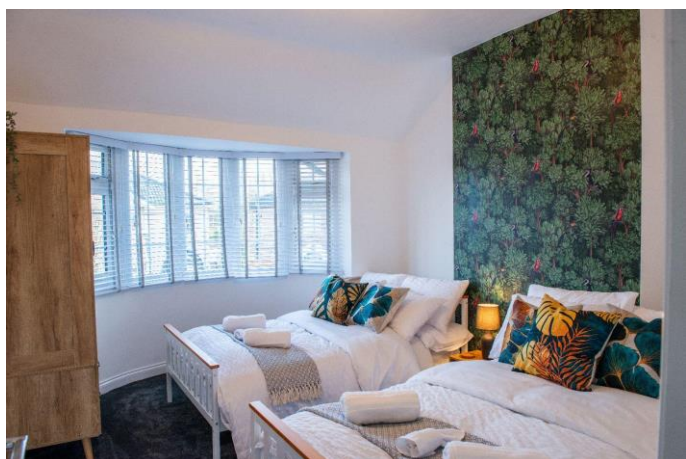
Carpeted flooring, double glazed window to the rear ceiling light point, plug points and wall mounted radiator.

Family Bathroom

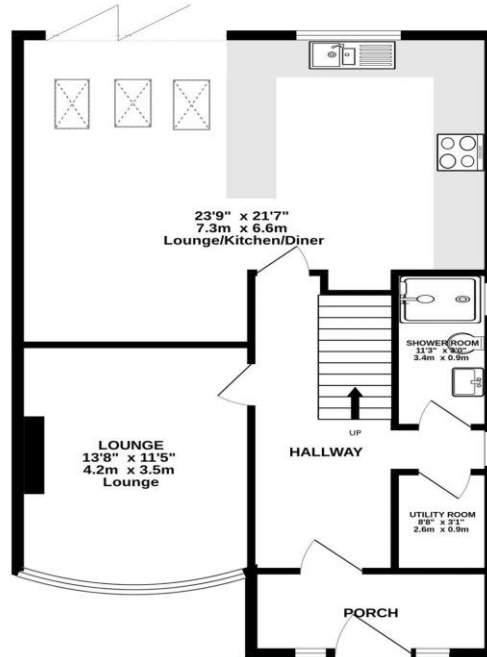
A modern fitted three piece suite with bath and shower over, W.C, handwash vanity unit, wall mounted towel radiator, black hardware, recessed shelf with spot light, ceiling spot lights and double glazed window to the side. Tiled flooring and walls.

Externally

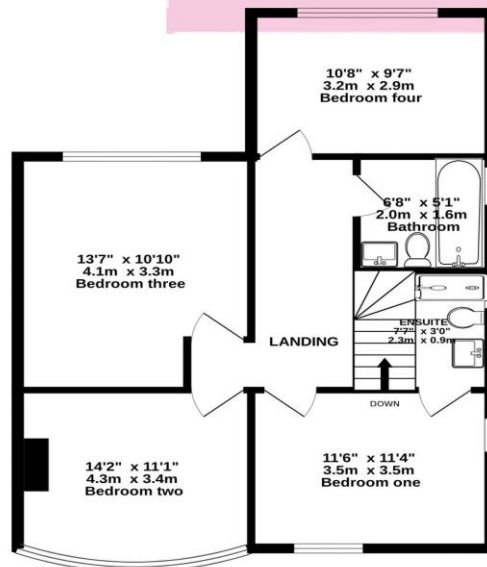
Imprinted concrete double driveway to the front with side access to the area via a wooden gate. To the rear there is a flagged patio area, lawned area and detached garage.



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1441 sq.ft. (133.9 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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Energy performance certificate (EPC)

11 Balmoral Drive
Timperley
ALTRINCHAM
WA14 5AQ

Energy rating

C

Valid until:

18 June 2034

Certificate number:

0320-2591-7360-2194-6965

Property type

Semi-detached house

Total floor area

150 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	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		