



**Thompson's
Estate Agents**

**42 Radlet Drive
Timperley WA15 6DE**

**Offers in Excess of
£485.000**



**** WELL PRESENTED, EXTENDED THREE BEDROOM SEMI DETACHED HOME **** This traditional semidetached home benefits from an extension to the rear providing open plan living from the spacious lounge into the kitchen and dining area with a modern shaker style fitted kitchen, space for a dining table and bi-folding doors onto the rear garden. Utility room with downstairs W.C, three well proportioned bedrooms, a modern three piece bathroom, spacious garden with a BRAND NEW garden room and driveway and garden to the front. Positioned within a popular part of Timperley that is within walking distance to Timperley Metrolink, Timperley Village, Heyes Lane Primary School, St Hughs Primary School and Wellington Secondary School PLUS excellent network and transport links! Viewings are by appointment only and can be booked in by contacting the office!!





Entrance Hallway

Composite door to the front, laminate flooring, ceiling light point, and shaker style panelled walls. Access to the lounge, utility room and stairs to the first floor.

Utility room/downstairs bathroom

Laminate flooring, ceiling spot lights, double plug points, upvc door to the side and wall mounted towel radiator. Shaker style wall and base units with rolltop work surfaces, understairs storage cupboard and space for a washing machine and dryer. Pedestal W.C, hand washbasin with chrome mixer tap.

Lounge

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator under the window, wall mounted vertical radiator, plug points, television point and wood burning stove (fitted in 2023) with tiled hearth, tiled stove surrounded and wooden mantel. Open plan into the kitchen and dining area.

Kitchen/Diner

LVT Herringbone flooring, ceiling spot lights, vertical wall mounted radiator, double plug points, grey bi-folding doors onto the rear garden and grey double glazed window over looking the rear garden. Fitted with a range of light grey shaker style wall and base units with roll top worksurfaces and breakfast bar with three pendant light points above and space for three bar stools. Integrated AEG hob, dishwasher, electric ovens, Blanco sunken sink with mixer tap and space for a double fridge freezer, wine rack and walk in pantry. Baxi boiler fitted in 2022.

First Floor Landing

Carpeted stairs and landing, shaker style panelled walls, ceiling light point, double glazed window to the side and access to all first floor rooms.

Bedroom One

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

Bedroom Two

Double glazed window to the rear, ceiling light point, wall mounted radiator, plug points and television points.

Bedroom Three

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

Family Bathroom

Modern three piece bathroom comprising of a bath with shower over, vanity handwash basin and pedestal W.C. Tiled walls and flooring, two double glazed windows to the side, ceiling spot lights and wall mounted towel radiator.

Externally

To the front of the property there is a driveway for off road parking, garden and wooden gates to access the rear garden. To the rear there is a spacious garden with artificial grass, bark paly area and garden room.

Garden room

Built in 2025, providing an additional space and would be ideal for a home office. Laminate flooring, ceiling spot lights, plug points, wall mounted electric heater, double glazed patio doors, two double glazed windows and external spot lights.



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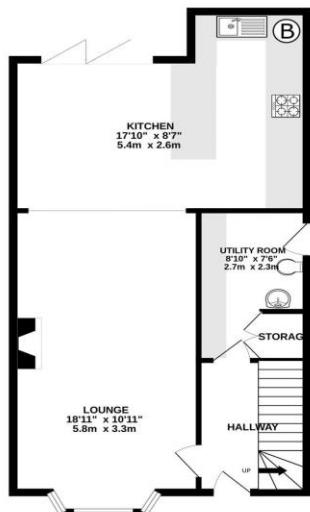




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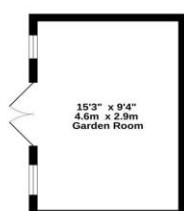
GROUND FLOOR
711 sq. ft. (66.4 sq.m.) approx.



1ST FLOOR
443 sq. ft. (41.2 sq.m.) approx.



2ND FLOOR
156 sq. ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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)

42, Radlet Drive
Timperley
ALTRINCHAM
WA15 6DE

Energy rating

E

Valid until:

10 June 2028

Certificate number: 0051-2883-7343-9598-7615

Property type Semi-detached house

Total floor area 77 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 E. It has the potential to be C.

[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

