Approx Gross Internal Area
95 sq m / 1021 sq ft

**Kitchen Diner**
7.21m x 4.08m
23'8" x 13'5"

**Utility**
1.21m x 2.08m
4'0" x 6'10"

**Bedroom 2**
3.22m x 2.65m
10'7" x 8'8"

**Bathroom**
1.76m x 2.30m
5'9" x 7'7"

**w.c.**
1.20m x 1.34m
3'11" x 4'5"

**Lounge**
3.20m x 5.28m
10'6" x 17'4"

**Entrance**

**Main Bedroom**
3.26m x 3.80m
10'8" x 12'6"

**Bedroom 3**
2.26m x 1.97m
7'5" x 6'6"

**Ground Floor**
Approx 60 sq m / 648 sq ft

**First Floor**
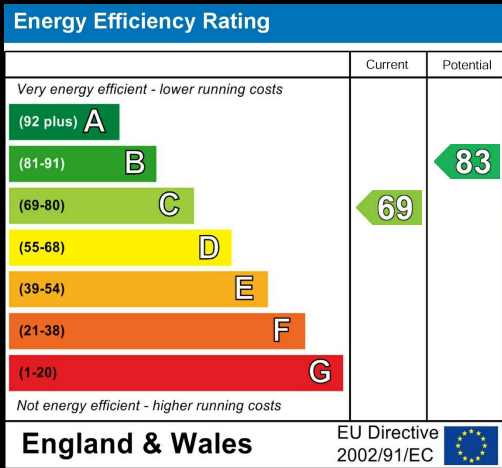Approx 35 sq m / 373 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 69 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC







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HIBBERT HOMES
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# Heyes Lane | Timperley

# Offers Over £475,000

| Bedrooms 3 | Bath 1 | Reception 2 | Parking here | Area 1021.00 sq ft | Onward Chain |
|---|---|---|---|---|---|

- Stunning Three Bedroom Extended Semi Detached
- Two Reception Rooms
- Ideal Situated Within Close Proximity To Timperley Village
- A Stunning Open Plan Dining/Kitchen
- Walking Distance To Local Schools
- Freehold
- EPC Grade C
- Council Tax Band C
- Off Road Parking
- Ideal Family Home

Situated in Timperley, This delightful three-bedroom extended semi-detached home which has been finished to a high standard throughout is situated within close proximity to Timperley Village, where you can enjoy a variety of local shops, cafes, and amenities. The nearby metro link provides easy access to surrounding areas, making commuting a breeze. Families will appreciate the walking distance to local schools.

The property comprises; To the ground floor you have an entrance hall, living room, open plan dining/kitchen with a utility and W.C. The first floor there is a landing with access to three bedrooms and the family bathroom. Externally to the front of the property there is a driveway which allows for off road parking, To the rear of the property there is a decked patio area, well maintained lawn and fenced boundaries.

The property has many lovely features including a lovely fireplace in the living room, Plantation Shutters throughout, herringbone flooring throughout the open plan dining room and kitchen, bifold doors leading out into the garden. The utility room and W.C has mosaic effect tiled flooring. A viewing is highly recommended!

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