



Henson Grove | Timperley | Altrincham | WA15 7QA

£575,000



SHEPPARD & CO



Henson Grove | Timperley  
Altrincham | WA15 7QA  
£575,000

- Attractive and individual detached home
- Almost 1,700 sq ft of well-planned accommodation
- Sliding doors from dining room and family room to rear garden
- Two further bedrooms, one with en suite shower room
- Low-maintenance rear garden offering excellent privacy
- Situated on a quiet Timperley cul-de-sac
- Bright living room plus versatile family room
- Impressive principal suite with dressing room and en suite
- Secure electric gates with off-road parking and front garden
- NO CHAIN

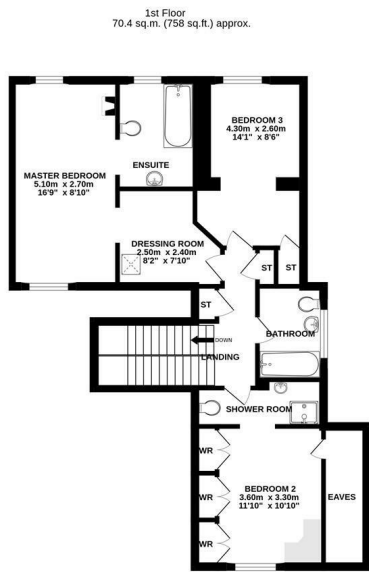
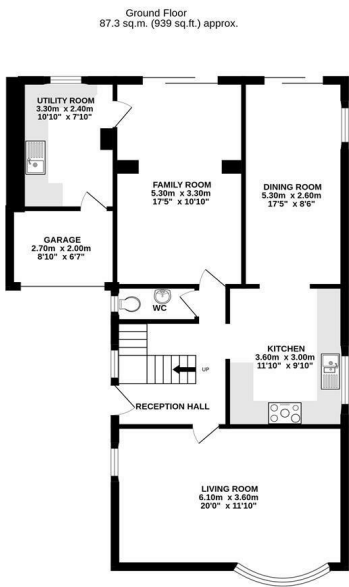
Tucked away on a quiet cul de sac, this well appointed and truly individual detached home offers generous, well planned accommodation within easy reach of both Altrincham and Timperley, as well as excellent schools and Altrincham Golf Course.

Arranged over two floors and extending to almost 1,700 sq ft, the property opens into a welcoming entrance hall with guest WC. To the front sits a bright living room, while the rear of the home features an open plan kitchen and dining area with sliding doors that lead directly onto the garden. A versatile family room and a separate utility room complete the ground floor layout.

Upstairs, the impressive principal suite includes a dressing room and private en suite. There are two further bedrooms, one with its own en suite shower room, along with a modern family bathroom. Externally, the property is approached via electric gates, providing secure off road parking, leading to a half garage and a neatly maintained front garden. To the rear, a low maintenance walled garden offers a private and inviting space, accessible from both the dining room and family room.

A perfect blend of style, space and convenience in a highly sought after location.

Located in the heart of Timperley, the property enjoys all the benefits of this consistently sought after suburb. Timperley Village offers a fantastic mix of independent shops, cafés and everyday amenities, while excellent transport links, including the Metrolink and regular bus routes provide easy access to Altrincham, Manchester and beyond. The area is renowned for its outstanding primary and secondary schools, beautiful parks and strong community feel, making it a perfect setting for families and professionals alike.



TOTAL FLOOR AREA: 157.7 sq.m. (1698 sq.ft.) 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 for 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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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