



**St Georges Avenue, Timperley, Cheshire, WA15**

**Guide Price: £440,000**

*Freehold*



# St Georges Avenue, Timperley, Cheshire, WA15

Located on the ever-popular St Georges Avenue in the heart of Timperley Village, this well-presented semi-detached home is offered for sale with no onward chain.

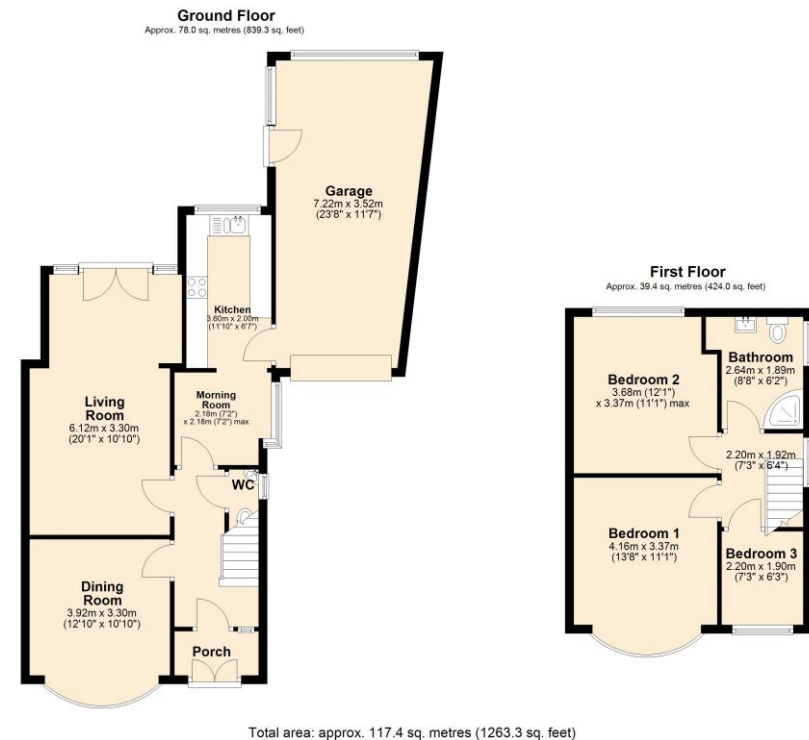
To the front, a private driveway provides off-road parking and leads to a welcoming entrance porch. Inside, the ground floor offers a thoughtful layout: a bay-fronted dining room sits to the front of the home, while to the rear an extended living room with patio doors opens onto the garden, creating a bright and inviting space. A morning room leads into the fitted kitchen, complete with a range of base and eye-level units and a selection of integrated appliances. From here, a door provides direct access to the integral garage, a generous space with excellent potential for conversion into an additional reception room if desired. A convenient downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, including two comfortable doubles and a good size single. The main bedroom is enhanced by fitted wardrobes, a charming bay window, and plantation shutters. The family bathroom is fitted with a three-piece suite, including a walk-in shower, WC, and wash hand basin.

To the rear, the South Westerly facing garden is private and enclosed, mainly laid to lawn with well-stocked borders of shrubs, flowering plants, and mature trees. A paved patio provides the perfect setting for outdoor dining and relaxation.

Timperley Village is a short walk away offering independent shops, cafés, pubs and everyday essentials. Families benefit from highly regarded local schools, while commuters enjoy superb transport links with Timperley Metrolink station and easy access to the M56/M60. Nearby Altrincham adds further appeal with its award-winning Market House, leisure facilities and vibrant town centre.

- Freehold
- EPC Grade C
- Council Tax Band C









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.