



Woodlands Lane, Timperley, WA15  
Asking Price Of £750,000



# Property Features

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- Historic Coach House Dating to the Mid-19th Century
- Off-Road Parking for Four Vehicles
- Four Bedroom Semi-Detached Property
- Beautiful Private Garden
- Secluded Location Close to Amenities
- In Catchment Area of Outstanding Schools
- Two Reception Rooms
- In Need of Modernisation Offering Great Potential
- Chain Free Sale



## Full Description

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A rare opportunity to acquire this charming four-bedroom semi-detached home, forming part of a historic coach house dating back to the mid-19th century. Offered to the market chain-free, the property is tucked away in a secluded yet highly convenient location, within easy reach of local amenities and within the catchment area of Trafford's highly regarded, outstanding schools.

The property offers excellent potential for modernisation and improvement, making it an ideal purchase for buyers looking to create a substantial family home full of character and individuality. Internally, the property comprises two spacious reception rooms, a fitted kitchen/breakfast room, a downstairs WC, a downstairs shower room, an upstairs family bathroom, and four well-proportioned bedrooms.

Externally, the property benefits from a beautiful private rear garden, garage, and generous off-road parking for up to four vehicles. Combining period charm, generous living space, and significant scope for enhancement, this is a unique home with enormous potential in a sought-after setting.



## ENTRANCE HALL

11' 3" x 6' 5" (3.44m x 1.97m)

Accessed via an enclosed porch through a hardwood front door, the welcoming entrance hall provides access to the living room, lounge/diner, understairs storage cupboard, and the first-floor accommodation via a balustraded staircase. The spacious hallway features carpeted flooring, a double-panel radiator, and a pendant light fitting.



## LIVING ROOM

15' 8" x 12' 9" (4.8m x 3.9m)

The living room is a versatile second reception room, featuring a large leaded bay window to the front aspect fitted with Roman blinds. Full of character, the room benefits from an exposed brick fireplace, exposed ceiling beams, carpeted flooring, a double-panel radiator, and a pendant light fitting.



## LOUNGE/DINER

17' 0" x 22' 7" (5.20m x 6.89m)

Generous reception room with a large leaded bay window to the front aspect and two additional leaded windows overlooking the garden to the front aspect. There is also a high-level horizontal frosted-glass window to the rear aspect. This room offers a beautiful period cast-iron fireplace with a decorative surround; exposed beams, four wall-mounted light fittings, two wall-mounted radiators, carpeted flooring, and ample room for a three-piece suite and a six-seater dining table.



## KITCHEN/BREAKFAST ROOM

16' 2" x 15' 8" (4.93m x 4.80m)

The kitchen/breakfast room is fitted with a range of matching base and wall-mounted cabinets, complemented by tiled work surfaces, with space for a washing machine, freestanding cooker, and under-counter fridge. The room enjoys plenty of natural light via a front aspect window within the kitchen area, along with two skylights positioned over the dining space. Access is provided to the front garden and downstairs WC via an enclosed porch, while the downstairs shower room is also accessible from here.



The room is finished with tiled flooring, partially tiled walls, a wood-panelled ceiling with exposed beams, two pendant light fittings, an extractor fan, and a double panel radiator.

## **SHOWER ROOM**

**10' 8" x 11' 1" (3.26m x 3.40m)**

The convenient downstairs shower room is fitted with a low-level WC, pedestal hand wash basin, and a spacious walk-in shower with a thermostatic shower and glazed screen.

Character features include a wood-panelled ceiling with exposed beams, while the room is further enhanced by tiled flooring, partly tiled walls, a double-panel radiator, pendant light fitting, and a useful storage cupboard. Two frosted glass windows to the side aspect provide natural light and ventilation.



## **MASTER BEDROOM**

**11' 1" x 14' 5" (3.39m x 4.40m)**

The master bedroom benefits from large leaded windows overlooking the front garden, allowing for an abundance of natural light. The room further features built-in wardrobes and shelving, carpeted flooring, a pendant light fitting, and a double-panel radiator.



## **BEDROOM TWO**

**10' 10" x 10' 2" (3.31m x 3.10m)**

Bedroom two benefits from two leaded windows to the front aspect, providing plenty of natural light. The room features built-in wardrobes, a built-in vanity unit with hand wash basin, carpeted flooring, a pendant light fitting, and a single-panel radiator.



## **BEDROOM THREE**

**11' 0" x 11' 2" (3.37m x 3.42m)**

Bedroom three benefits from two leaded windows to the front aspect, providing an abundance of natural light. The room features carpeted flooring, a pendant light fitting, and a single-panel radiator.



## **BEDROOM FOUR**

**8' 3" x 6' 5" (2.53m x 1.98m)**

Bedroom four is the smallest of the four bedrooms, yet still offers ample space for a single bed and can also be utilised as a home office, child's room, or playroom. The room features a skylight, carpeted flooring, a pendant light fitting, and a single-panel radiator.

## BATHROOM

6' 5" x 5' 10" (1.96m x 1.80m)

The family bathroom is fitted with a low-level WC, pedestal hand wash basin, and a panelled bathtub with a shower system over and glazed screen. The room features a frosted glass window fitted with a Roman blind, tiled walls, and a wood-panelled ceiling with central light fitting. Additional benefits include a chrome heated towel rail and vinyl flooring.



## GARAGE

16' 6" x 11' 3" (5.04m x 3.44m)

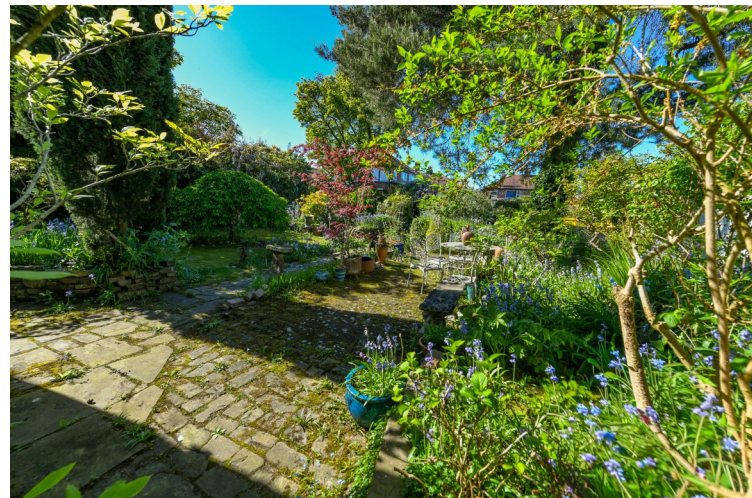
The garage provides a useful and versatile space, featuring an up-and-over garage door, a side-aspect window, and power and lighting.

## EXTERNAL

The historic Coach House is approached via Woodlands Lane, where a private driveway opens into a generous gravelled parking area providing off-road parking for up to four vehicles, whilst also giving access to the garage.



Beyond, the gardens offer an exceptional degree of privacy and seclusion, creating a peaceful retreat away from the surrounding area. A paved pathway leads through the grounds towards the property, complemented by an attractive block-paved patio seating area, ideal for outdoor dining and entertaining, alongside a well-maintained lawned garden.



The grounds are beautifully established and richly stocked with an abundance of mature trees, hedgerows, shrubs, and colourful flowering plants, all of which combine to create a charming and characterful outdoor setting. The garden enjoys a tranquil atmosphere throughout, offering a wonderful space in which to relax and unwind in a quiet and secluded environment.



GROUND FLOOR  
1209 sq.ft. (112.3 sq.m.) approx.



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



TOTAL FLOOR AREA: 1849 sq.ft. (171.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		
			81 B

# COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in the 19th Century.
- 2. When did the current owners purchase this house?** The current owners purchased this house in 1993.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant owner-occupiers with children.
- 4. Is this property sold freehold or leasehold?** The owners have advised this house is sold freehold. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** At this location, full-fibre broadband is available.
- 6. Which are the current owners' favourite aspects of this property?** The current owners have advised that they particularly enjoy the privacy and individuality of the house, which offers a unique sense of character and seclusion. They have also greatly appreciated the property's convenient proximity to the Metrolink, providing excellent transport links, together with its location within the catchment area for Trafford's highly regarded and outstanding schools.
- 7. Have the owners had the boiler inspected recently?** Yes, the current owners have had the boiler serviced in June 2025.
- 8. How much is the Council Tax at this property?** The property is in Trafford Council and is in band F, which is currently £3,307.45 per annum.
- 9. Is there access to the loft space and has it been boarded for storage?** Yes, there is a loft hatch in the first-floor landing, but it has not been boarded.
- 10. Is there a connected transaction to this sale?** No, this property is sold chain-free. The current vendors are in the process of obtaining probate.