



Laurel Drive, Timperley, WA15
Offers in Excess of £675,000



Property Features

- Stunning Three Double Bedroom Detached House
- Modernised to a High Specification
- Open-Plan Lounge-Diner
- En Suite and Walk-In Wardrobe to Master Bedroom
- Under Floor Heating
- Large Driveway with a Detached Garage and EV Charging Point
- Downstairs WC
- In Catchment for Trafford Schools
- Chain Free Sale
- Cul-De-Sac Location

Full Description

This stunning three-bedroom detached family home offers spacious and modern accommodation throughout, including a large driveway, detached garage, EV charging point, and a low-maintenance private rear garden. The property has been modernised to a high specification and features an impressive open-plan lounge-diner, creating an ideal space for both everyday living and entertaining.

The home benefits from a downstairs WC, underfloor heating to the ground floor, and a stylish master suite complete with en-suite shower room and walk-in wardrobe. The property is double-glazed throughout and includes a high-specification kitchen and contemporary bathrooms, all finished with excellent attention to detail.

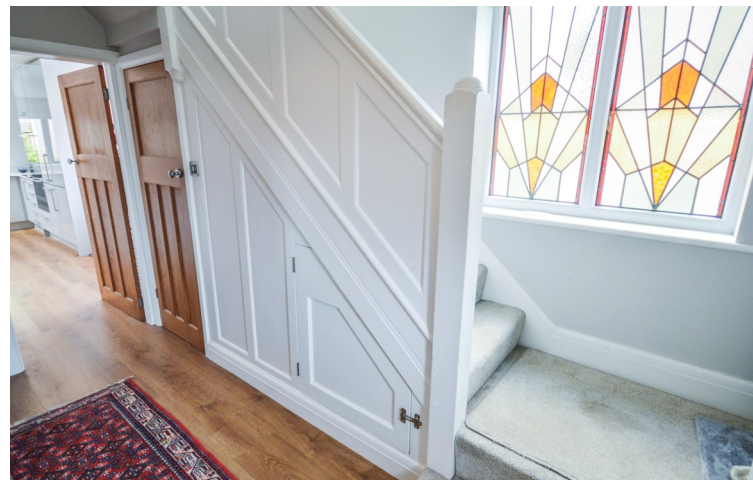
Situated in a highly sought-after location within a quiet cul-de-sac, the property lies within the catchment area for Trafford's outstanding schools. With private front and rear gardens and being offered for sale with no onward chain, this exceptional home is ideal for families seeking modern living in a prime residential setting.



ENTRANCE HALL

7' 7" x 11' 4" (2.32m x 3.47m)

The entrance hall is reached via a composite security door from the front drive, with frosted glass panels. The entrance hall is fitted with wood effect vinyl flooring with underfloor heating; recessed spotlighting; recessed coat and boot storage area; a gorgeous uPVC double-glazed stained glass window to the side aspect; wooden panelled doors leading to the living room, lounge-diner and downstairs WC; as well as a carpeted staircase leading to the first-floor accommodation.



LIVING ROOM

11' 3" x 13' 6" (3.45m x 4.14m)

The living room is located off the entrance hall to the front of the property, with a uPVC double-glazed bay window. This room is fitted with wood effect Vinyl flooring, with underfloor heating; and a pendant light fitting. This room allows ample space for a three seater sofa, arm chair and coffee table.



OPEN-PLAN LOUNGE/DINER/KITCHEN

22' 8" x 19' 2" (6.93m x 5.86m)

An impressive family entertaining space, this room offers uPVC double-glazed windows to the side, front and rear aspect, with three electric Velux skylights to the rear aspect; in addition to double-glazed bi-folding doors leading to the rear garden. The kitchen-diner is fitted with wood effect Vinyl flooring, with underfloor heating; recessed spotlighting and a pendant light fitting; there is a multi-fuel stove.



The kitchen area is fitted with a range of matching base and eye level storage cabinets; with a recessed sink and induction hob; and a range of integrated appliances, including: A fridge-freezer; wine cooler; oven and steam oven; a dishwasher; and a freestanding washing machine.



DOWNSTAIRS W/C

4' 8" x 2' 2" (1.43m x 0.68m)

Located off the entrance hall, one will find a convenient WC. This room is fitted with a low-level WC; a wall-mounted hand wash basin and recessed spotlight fitting.

MASTER BEDROOM

11' 2" x 12' 8" (3.42m x 3.88m)

The master bedroom is located off the first-floor landing, with a uPVC double-glazed window to the rear aspect. This room is fitted with carpeted flooring; pendant light fitting; a double panel radiator and a door leading to the walk-in wardrobe and en suite shower room beyond.

EN SUITE SHOWER ROOM

7' 6" x 5' 6" (2.30m x 1.70m)

Located off the master bedroom is a walk-in wardrobe with a range of fitted floor-to-ceiling wardrobes, leading to an en suite shower room. This room offers a uPVC double-glazed frosted glass window to the rear aspect; recessed spotlighting; fully tiled walls and floor; a wall-mounted wash hand basin with storage under; low-level WC; a chrome heated towel rail; extractor fan; and a walk-in shower with a chrome thermostatic shower system.

BEDROOM TWO

13' 7" x 10' 8" (4.16m x 3.26m)

The second double bedroom is located off the first-floor landing with a uPVC double-glazed bay window to the front aspect; carpeted flooring; a pendant light fitting; fitted wardrobes; and single panel radiator.



BEDROOM THREE

9' 2" x 7' 6" (2.80m x 2.31m)

The third bedroom is currently utilised as a home office/ guest bedroom. This room benefits from a uPVC double-glazed window to the side and rear aspect; carpeted flooring; a pendant light fitting and single panel radiator.



BATHROOM

7' 3" x 8' 7" (2.22m x 2.64m)

The family bathroom is located off the first-floor landing with a frosted glass, uPVC double-glazed window, to the front aspect. The bathroom offers part tiled walls, tiled flooring; a low-level WC; a wall-mounted hand wash basin with storage under; a bath with glazed screen and chrome thermostatic shower system over; extractor fan and chrome heated towel rail.



EXTERNAL

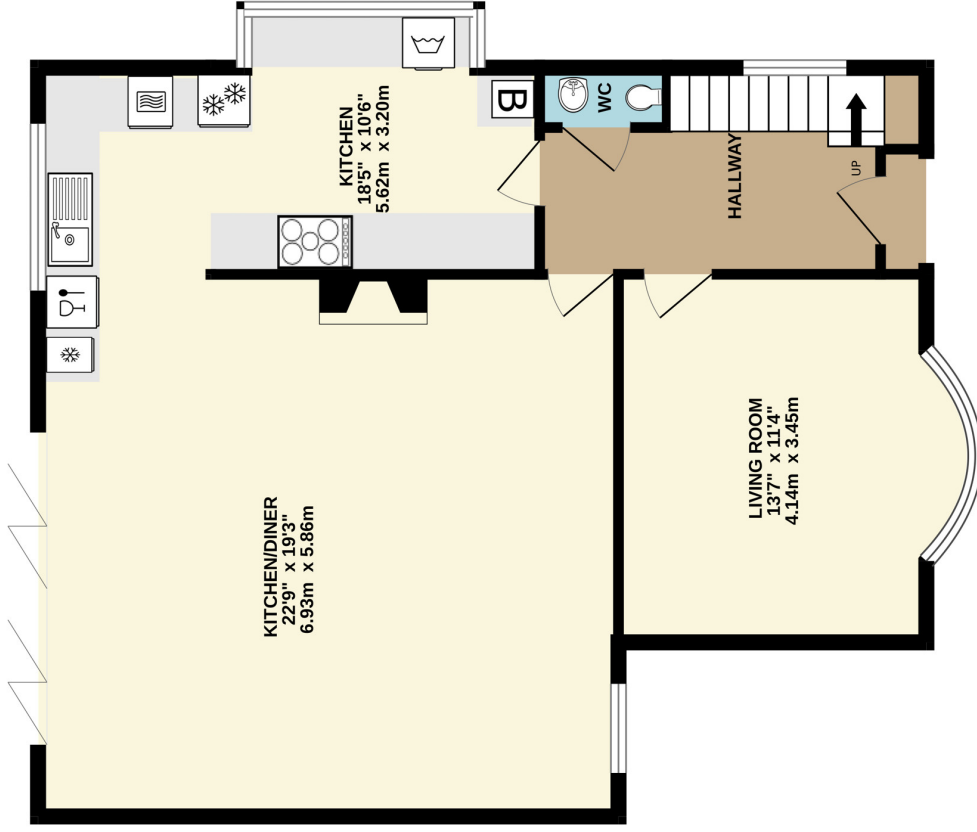
To the front of the property lies a generous block paved driveway, allowing off-road parking for four vehicles and includes an EV charge point. The drive allows access to a timber gate at the side of the property allowing access to the rear garden; there is an outside tap and a small garden area stocked with mature shrubs.



To the rear of the property, one will find a good-sized rear garden which is largely laid to lawn, with a paved patio area adjacent to the house and leading to the timber storage shed at the far right side of the garden. There are raised beds across the rear border which are stocked with mature shrubs and plants. The rear garden is fully enclosed with timber fencing and side gates.



GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	71 C	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1516 sq.ft. (140.8 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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COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in 1936.
- 2. When did the current owners purchase this house?** The current owners purchased this house in November 2017.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant, retired owner-occupiers.
- 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?** Full-fibre broadband to the door is available at this location.
- 6. Has any work been carried out at this property?** Yes, a ground-floor side and rear extension and a first-floor side extension have been carried out, with planning approval and building control sign-off obtained.
- 7. Which are the current owners' favourite aspects of this property?** The current owners have advised that they have particularly enjoyed the property's detached nature, the large driveway, and its ideal location.
- 8. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have had the boiler serviced in March 2026 and the electrics in 2024.
- 9. How much is the council tax at this property?** The property is in Trafford Council and is in band E, which is currently £ 2,798.61 per annum.
- 10. 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, and the loft is boarded for storage.
- 11. Is there a connected chain with this sale?** No, the property is offered chain-free.