



St. Georges Avenue | | Timperley | WA15 6HF

Offers over £280,000



SHEPPARD & CO

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- Beautifully presented semi detached bungalow
- Waking distance to Timperley Village
- Easy access to the Metrolink
- Off road parking
- Fully refurbished throughout
- Close proximity to Heys Lane shops
- Westerly facing rear garden
- No onward chain

Perfectly positioned in a highly convenient location, this true semi-detached bungalow has been comprehensively modernised to an exceptional standard and offers stylish, low maintenance living all on one level. Beautifully presented throughout, the property must be viewed to be fully appreciated.

A spacious entrance vestibule leads into a welcoming hallway, setting the tone for the quality found throughout. To the front of the property is a comfortable sitting room, featuring an electric fireplace with tiled insert and hearth. To the rear sits a newly installed contemporary kitchen, complete with integrated appliances and housing the recently fitted combination boiler. From here, a door opens into the conservatory, which in turn provides access to the rear gardens.

The accommodation is completed by two excellent double bedrooms, both with fitted wardrobes, and a modern shower room finished with a contemporary white suite and chrome fittings.

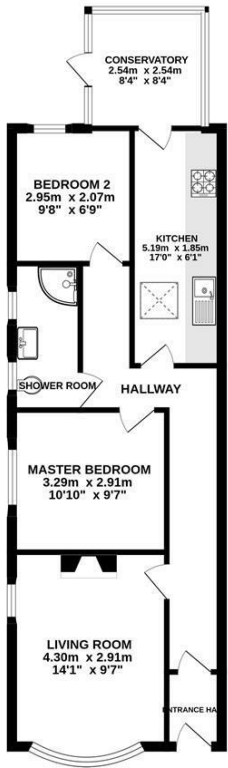
Externally, the property is approached via a block paved driveway providing off-road parking, framed by mature hedging, fencing and well-stocked flowerbeds, with gated access to the rear. The rear garden has been designed for ease of maintenance, laid mainly to paving with planted borders, a shed and bin store, and enjoys a desirable westerly aspect, perfect for afternoon and evening sun.

The location is ideal, with the village centre just over half a mile away, local shops on Heyes Lane and Woodhouse Lane East close by, and the Metrolink offering direct access into Manchester.

A superb example of a modernised true bungalow in a sought-after setting, viewing is essential to appreciate the quality and finish on offer.



Ground Floor
63.5 sq.m. (684 sq.ft.) approx.



TOTAL FLOOR AREA: 63.5 sq.m. (684 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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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