IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

38 WOODCOTE ROAD | WEST TIMPERLEY

OFFERS OVER £425,000

A traditional semi detached family home with an extension to the rear offering well proportioned accommodation which is tastefully presented throughout. The accommodation briefly comprises enclosed porch, entrance hall, bay fronted dining room, extended sitting room with double doors opening onto the gardens, fitted breakfast kitchen, three bedrooms and modern bathroom/WC. Off road parking within the driveway and attractive rear gardens incorporating paved and decked seating areas with lawns between. Viewing is highly recommended.

POSTCODE: WA14 5PY

DESCRIPTION

This traditional semi detached family home occupies an enviable position within this popular location. A little over a ¼ mile away is Timperley Metrolink station and local shops, highly regarded primary and secondary schools and good road transport connections. The property also has the added benefit of De Quincey park and Stamford Brook Community Woodland areas within close proximity.

The property has been previously extended and was granted further planning permission in 2021 for a double storey side and rear extension. Plans are available in our office or by searching Trafford Borough Councils planning portal using reference number 103706/HHA/21

The accommodation is approached via an enclosed porch which leads on to the welcoming entrance hall. Positioned to the front of the property is a separate dining room whilst to the rear is an extended sitting room. This superb reception room provides access to the rear gardens. The kitchen completes the ground floor accommodation and is fitted with a comprehensive range of units and with space for all appliances.

To the first floor are three bedrooms all of which are serviced by the modern bathroom/WC.

Externally there is ample parking within the paved driveway with access to an EV charger point (installed January 2026) and with gates to the rear. To the rear is a decked seating area accessed via the sitting room. Beyond this seating area are lawned gardens leading to a raised patio terrace with a large storage shed adjacent which was completed in 2025.

A fine family home within an excellent location.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH
PVCu double glazed front door. Tiled floor.

ENTRANCE HALL
Glass panelled front door. Opaque PVCu double glazed window to the side. Laminate wood flooring. Radiator. Spindle balustrade staircase to the first floor. Dado rail. Picture rail. Telephone point.

DINING ROOM
12'10" x 11'5" (3.91m x 3.48m)
PVCu double glazed bay window to the front. Laminate flooring. Cornice. Radiator.

SITTING ROOM
20'6" x 10'11" (6.25m x 3.33m)
A superb extended reception room with a focal point of a living flame gas fire. PVCu double glazed double doors to the rear decked seating area with lawned gardens beyond. Picture rail. Radiator. Television aerial point.

KITCHEN
18'2" x 7'7" (5.54m x 2.31m)
Fitted with a comprehensive range of natural wood fronted units with work surfaces over incorporating a stainless steel sink unit with drainer and breakfast bar. Space for range oven, fridge/freezer, dishwasher and plumbing for washing machine. Stainless steel splashback and extractor hood. Tiled floor. Tiled splashback. PVCu double glazed windows to the side and rear. PVCu door provides access to the side. Wall mounted combination gas central heating boiler which is serviced annually.

FIRST FLOOR

LANDING
Opaque PVCu double glazed window to the side. Dado rail. Picture rail. Loft access hatch.

BEDROOM ONE
13'0" x 11'0" (3.96m x 3.35m)
PVCu double glazed bay window to the front. Fitted mirror fronted wardrobes, Picture rail. Radiator.

BEDROOM TWO
12'10" x 11'0" (3.91m x 3.35m)
PVCu double glazed window overlooking the rear gardens. Fitted mirror fronted wardrobes. Picture rail. Radiator.

BEDROOM THREE
8'0" x 6'8" (2.44m x 2.03m)
PVCu double glazed window to the front. Picture rail. Radiator.

BATHROOM
7'11" x 6'7" (2.41m x 2.01m)
Fitted with a modern white suite with chrome fittings comprising bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Extractor fan.

OUTSIDE
To the front of the property the driveway provides off road parking and access to an Ohme EV charger point installed in January 2026. Gated access then leads to the rear where there is a detached garage. The garage has an up-and-over door to front plus door and window to the side. Beyond the gates there is a carport area plus external store.

The rear gardens incorporate a decked seating area accessed via the sitting room. Beyond that are gardens laid mainly to lawn with a raised patio terrace with large storage shed completed in 2025. To the rear of the garage there is a second storage shed

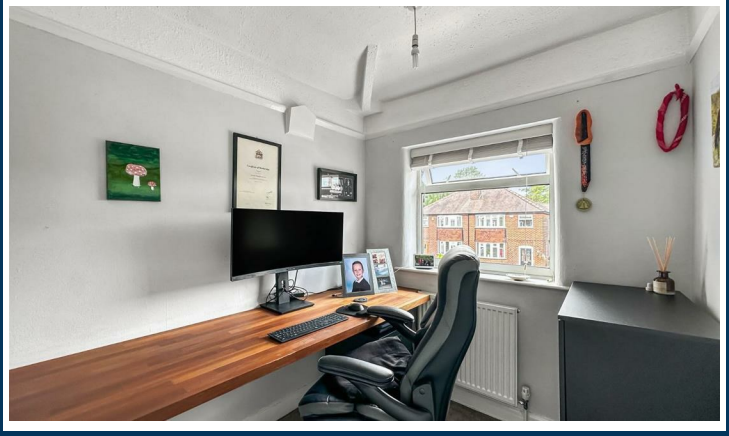
SERVICES
All mains services are connected.

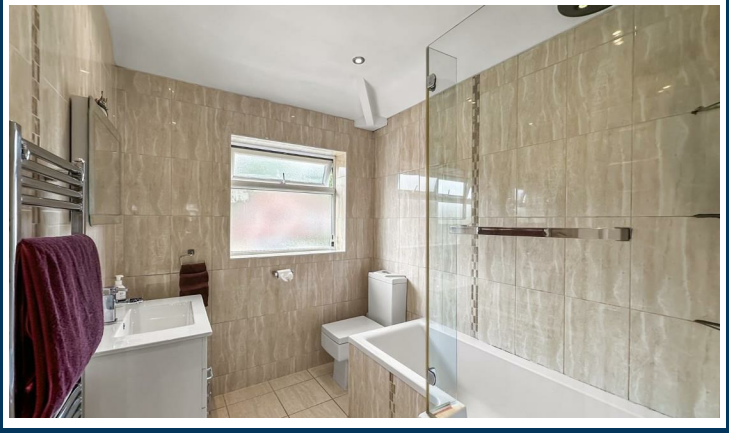
POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Borough Council Band C

TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.





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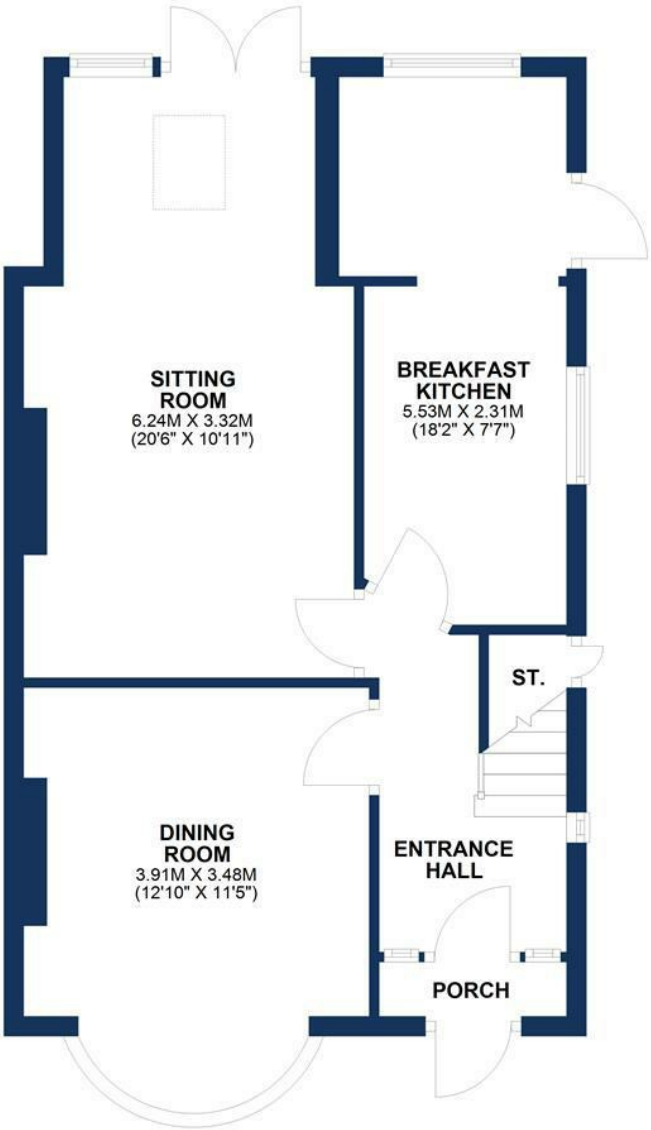
GROUND FLOOR
APPROX. 51.3 SQ. METRES (552.1 SQ. FEET)



FIRST FLOOR
APPROX. 40.6 SQ. METRES (437.3 SQ. FEET)

TOTAL AREA: APPROX. 91.9 SQ. METRES (989.4 SQ. FEET)

Floorplan for illustrative purposes only

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