



**\*\* NO CHAIN \*\*** A spacious and traditional semi-detached family home, thoughtfully extended to create a generous open-plan living area, perfect for modern family life. There is also excellent potential to further extend to the side and rear with a double-storey extension (STPP). Occupying a large, south-facing corner plot, this well-presented three-bedroom property offers versatile accommodation, including two reception rooms (with the front lounge currently used as a fourth bedroom) and an impressive 25ft open-plan kitchen/dining space, fully fitted just over four years ago. Upstairs, the property features two double bedrooms, a single bedroom, a separate W.C, and a family bathroom. Externally, there is a detached garage with plumbing, a driveway, and attractive, sun-filled gardens to the front, side, and rear. Ideally located within walking distance of Timperley Village, The Willows Primary School, and Wellington Road Secondary School, the home also benefits from easy access to Altrincham town centre and excellent transport links. Viewings are strictly by appointment—please contact the office to arrange.



### **Entrance Hallway**

Upvc door and double glazed window to the front, Herringbone parquet wood flooring, wall mounted radiator, plug point, carpeted stairs to the first floor and access to ground floor rooms.

### **Lounge/bedroom four**

Currently used as a bedroom. Herringbone parquet wood flooring, double glazed bay window to the front, ceiling light point, wall mounted radiator, plug points and recessed brick fireplace.

### **Lounge**

Camaro luxury vinyl flooring, ceiling light point, double glazed window to the size, plug points, understairs storage cupboard, water underfloor heating, wood burning stove, with tiled hearth, tiled chamber and mantel. Open plan into the kitchen and dining area.

### **Kitchen**

Solid wood navy shaker style wall and base unit cupboards with contrasting gold hardware and Granite worktops with matching upstands and breakfast bar. Sunken sink with mixer tap, Prima four ring gas hob with over head extractor, Hoover electric oven and grill, integrated dishwasher, drinks fridge and space for a double fridge freezer. Camaro luxury vinyl flooring, water underfloor heating, ceiling spot lights, two pedant lights over the breakfast bar, plug points, two Velux windows, two double glazed windows one to the front and one to the rear and double glazed patio doors onto the rear garden. Combi boiler 4 1/2 years old.

### **First Floor Landing**

Carpeted stairs and landing, double glazed window to the side, access to all first floor rooms and loft hatch access. Loft is boarded with a drop down ladder and lighting.

### **Bedroom One**

Carpeted flooring, double glazed bay window to the front, ceiling light point, wall mounted radiator and plug points.

### **Bedroom Two**

Carpeted flooring, double glazed window to the rear, ceiling light point, wall mounted radiator and plug points.

### **Bedroom Three**

Carpeted flooring, double glazed window to the front, ceiling light point, wall mounted radiator and plug points.

### **W.C**

Tiled walls and flooring, double glazed window to the side, ceiling light point and pedestal W.C.

### **Bathroom**

Tiled walls and flooring, ceiling light point, double glazed window to the rear, wall mounted towel radiator and a 'P' shaped bath with shower over and built in vanity unit with top mounted sink.

### **Outside**

To the front of the property there is a spacious and private front garden surrounded by mature hedges with an York Stone path leading to the front door and space for a lawn either side. Wooden gate to the rear. To the side of the property you will find a south facing lawn area and to the rear a newly laid York stone patio area with gate to the driveway and detached garage.

### **Detached Garage**

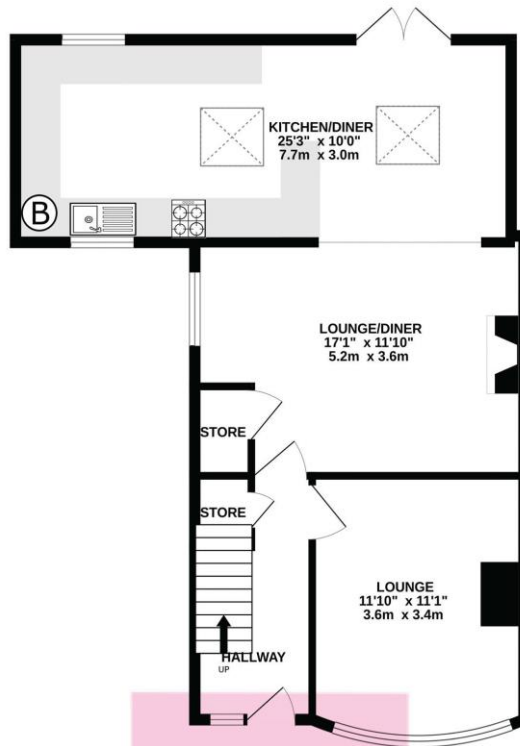
Up and over door (new 2 years ago) light, power and plumbing for a washing machine and dryer.

### **Extension**

The vendor previously obtained planning permission for a erection of two storey side extension and first floor rear extension over existing single storey rear extension. Application Number: 106003/HHA/21

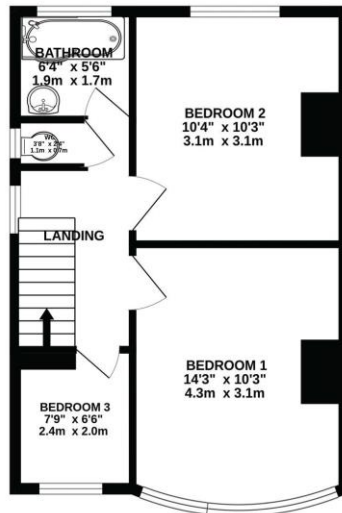


GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



Thompson's  
Estate Agents

1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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# Energy performance certificate (EPC)

117 BLOOMSBURY LANE  
TIMPERLEY  
WA15 6NS

Energy rating

**D**

Valid until: 18 November 2030

Certificate number: 9512-1901-4209-2960-1200

Property type Semi-detached house

Total floor area 88 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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