



**** Extended four bedroom semi detached family home ideally located within walking distance to Timperley Village with NO CHAIN **** This stunning home is ready to pick your bags up and move straight into and has been carefully designed and extended to provide an abundance of space throughout. Measuring over 1400 square feet this family home benefits from a separate sitting room with a bespoke media wall, an open plan kitchen with lounge, extended dining room with bi-folding doors onto the rear garden, four bedrooms with the downstairs bedroom benefitting from its own access and ensuite, modern family bathroom, off road parking and a private South East facing garden with mature beds, paved patio and decked area. A short walk will take you into Timperley Village where you will find an array of shops, eateries, coffee shops and much more plus within walking distance to Timperley Metrolink, excellent schooling and within easy reach of Manchester Airport, Wythenshawe Hospital and excellent network links. Viewings are by appointment only and are to be arranged by contacting the office.



Entrance Porch

Upvc double doors, laminate flooring and internal wooden door.

Entrance Hallway

Wooden internal door, oak style wooden flooring with recessed floor mat, ceiling light point, wall light, plug points, wall mounted radiator, access to all ground floor rooms and stairs to the first floor.

Lounge

Oak style flooring, double glazed window to the front, ceiling light point, two wall lights, wall mounted radiator, plug points and bespoke fitted media wall with space for a television with back light and built in electric fire.

Family Room

Laminate flooring, ceiling light point, double glazed window to the rear, plug points, wall mounted radiator and wood burning stove, heart and mantel.

Kitchen

Fitted with a range of shake style wall and base units with complimentary worktops with matching upstands and breakfast bar. Laminate flooring, ceiling spot lights, three pendant lights, double glazed window to the rear and plug points. Integrated electric hob, oven and grill with over head extractor, sink with mixer hose tap, dishwasher and space for washing machine, fridge and freezer.

Dining Room

Laminate flooring, bi fold doors to the rear with glazed windows above, two Velux windows, ceiling spot lights, ceiling light point, plug points, double doors into the kitchen and wall mounted radiator.

First Floor Landing

Carpet runner on the stairs, carpeted landing, pendant ceiling light, double glazed window to the side and access to all rooms. Boarded loft.

Bedroom One

Herringbone laminate flooring, double glazed window to the front, ceiling light point, wall mounted radiator, plug points and shaker style panelled accent wall.

Bedroom Two

Laminate flooring, ceiling light point, double glazed window to the rear, wall mounted radiator, plug points and shaker style accent wall.

Bedroom Three

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

Bathroom

Laminate flooring, double glazed window to the front, ceiling spot lights and tiled walls. Bath with shower over, vanity handwash basin, pedestal W.C and wall mounted towel radiator.

Bedroom Four

Laminate flooring, ceiling light point, double glazed window to the front, double glazed door to the side, plug points, wall mounted radiator, built in storage cupboards and loft.

En-suite

Three piece en-suite with large walk in shower, handwash basin and pedestal W.C. Tiled floor and walls, ceiling spot lights and wall mounted towel radiator.

Outside

To the front of the property there is a driveway suitable for off road parking. To the rear there is a spacious and private South East facing garden with a paved patio, large lawn area, mature hedges and bushes and sunny decked area.



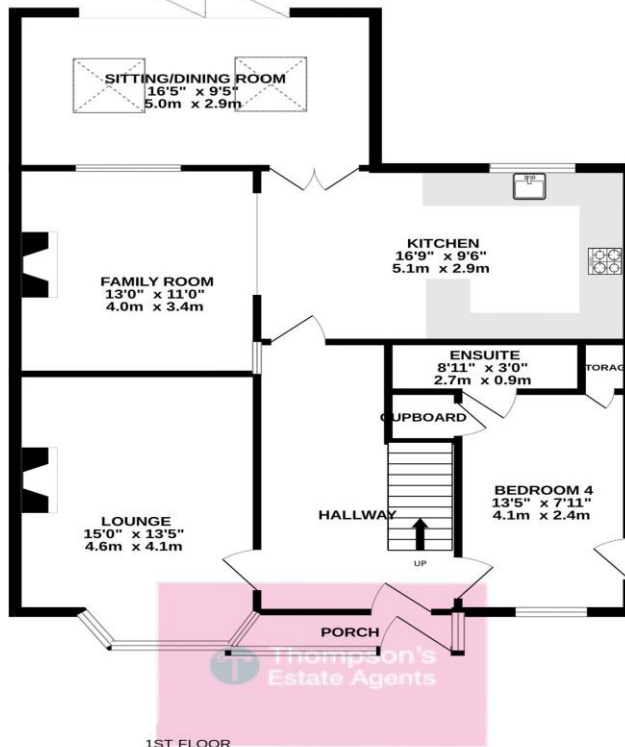
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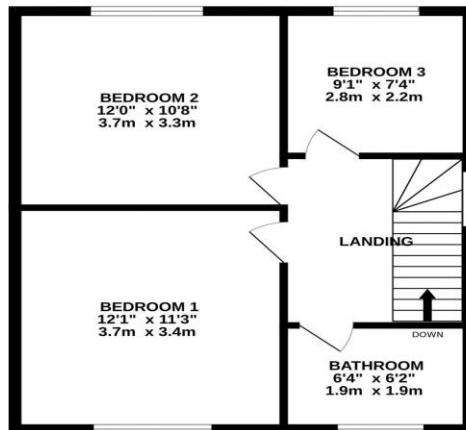




GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.9 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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