Thompson's Estate Agents

# 8 Dunmaston Avenue
Timperley WA15 7LG

## Offers in Excess of £405,000



A beautifully presented four-bedroom townhouse, ideally positioned within a popular residential development, just half a mile from Timperley Village with NO VENDOR CHAIN!! Offering over 1,250 sq ft of versatile accommodation arranged over three floors, this spacious family home combines modern living with practical design. To the ground floor, an entrance hallway leads through to a contemporary open-plan kitchen/diner, complete with underfloor heating and direct access to the private rear garden. There is also a convenient downstairs WC, separate cloakroom and access to the integral garage where there is also space and plumbing for utilities. The first floor boasts a generous living room measuring 15'5" x 15', a family bathroom and a further double bedroom. To the second floor is an impressive principal bedroom, spanning the full width of the property and benefiting from fitted wardrobes and a private en-suite shower room. There are a further two bedrooms with one currently being used as a walk in wardrobes. Externally, the property is set back from the road with a driveway providing off-road parking for one vehicle, whilst to the rear is a private garden. Positioned on a popular residential development within walking distance to Timperley Village where you will find an array of shops, bars and eateries. Plus close to excellent network and transport links, Wythenshawe Hospital and Manchester Airport. Double glazed and gas central heated throughout. Viewings come highly recommended, are by appointment only and can be booked in through the office.





Thompson`s Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA
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**Entrance Hallway**
Composite front door, laminate flooring, two ceiling light points, wall mounted radiator, plug points, access to all ground floor rooms and stairs to the first floor.

**Downstairs W.C**
Tiled flooring, half tiled walls, double glazed window to the front, ceiling light point, wall mounted radiator and pedestal W.C and handwash basin.

**Understairs Storage**
Carpeted flooring and ceiling light point.

**Integral garage/Utility space**
Laminate flooring, ceiling light point, plug points and up and over door to the front. Pluming for a washing machine, dishwasher and space for a dryer. Worktop space and sink with mixer tap.

**Kitchen/Diner**
Tiled flooring, three ceiling light points, double glazed windows and patio doors onto the rear garden and double glazed window to the side. Fitted with a range of white shaker style wall and base units with contrasting roll top work surfaces and tiled splash backs. Space for double fridge freezer, a Range Master cooker with gas hob and over head extractor. Sink with drainer and mixer tap.

**First Floor Landing**
Carpeted stairs and landing, wall mounted radiator, ceiling light point, plug point and access to all first floor rooms.

**Lounge**
Carpeted flooring, three ceiling light points, three double glazed windows to the front, electric fire with surround, two wall mounted radiators, plug points and television point.

**Family Bathroom**
A modern three piece bathroom with a bath with shower over, pedestal W.C and vanity handwash basin. Tiled walls and flooring, ceiling light point, wall mounted towel radiator and shaver socket.

**Bedroom 2**
Carpeted flooring, two ceiling light points, wall mounted radiator, three double glazed windows to the rear and plug points.

**Second floor landing**
Carpeted stairs and landing, plug point, loft hatch and access to all second floor bedrooms.

**Master bedroom**
Carpeted flooring, ceiling light point, wall mounted radiator, three double glazed windows to the front, plug points and built in floor to ceiling wardrobes.

**En-suite**
Three piece en-suite with shower cubicle, pedestal W.C and handwash basin. Tiled flooring and walls, Velux window, wall mounted towel radiator and shaver socket.

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

**Bedroom Four**
Currently used as a walk in wardrobe. Laminate flooring, ceiling light point, double glazed window to the rear, plug points and wall mounted radiator. Built in wardrobes and shelving.

**Outside**
To the front of the property there is a driveway for off road parking for one car, a lawn area with shrubs and access to the rear garden via a gate to the side of the property. To the rear there is a low maintenance and private rear garden with a circular patio area.

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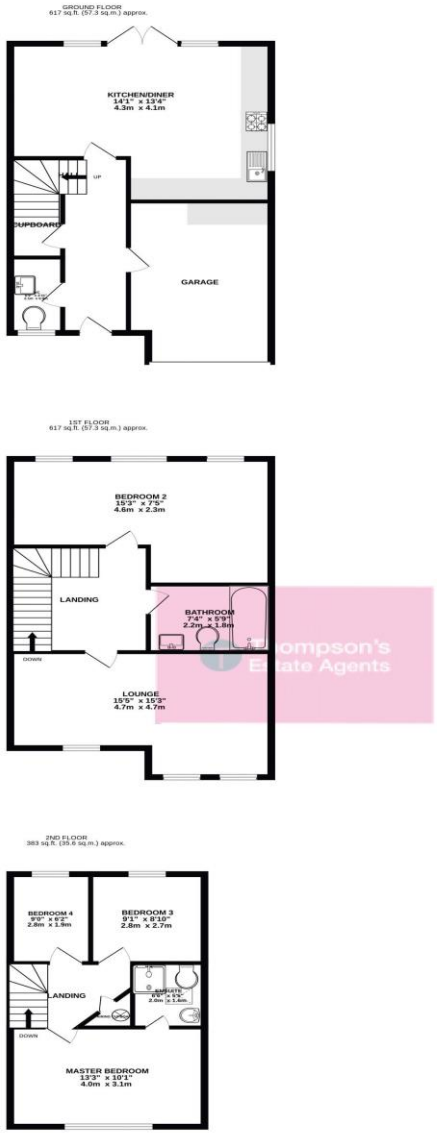













WA15 7LG!

TOTAL FLOOR AREA : 1616 sq.ft. (150.1 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)

| | | | |
|---|---|---|---|
| 8 Dunmaston Avenue<br>Timperley<br>ALTRINCHAM<br>WA15 7LG | Energy rating<br>**C** | Valid until: | **17 October 2034** |
| | | Certificate number: | **4390-0089-0722-8491-3043** |

| | |
|---|---|
| Property type | End-terrace house |
| Total floor area | 127 square metres |

## Rules on letting this property

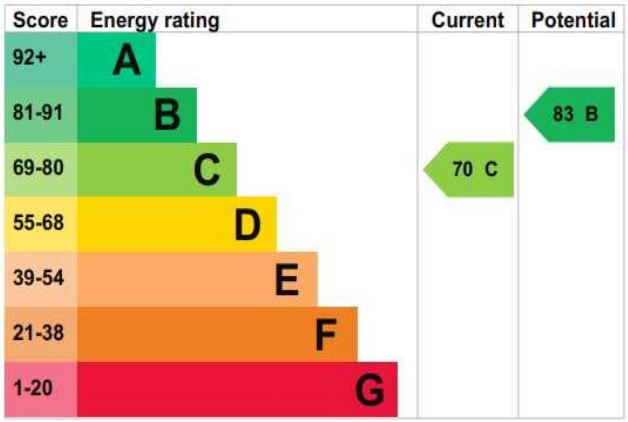
Properties can be let if they have an energy rating from A to E.

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).

## Energy rating and score

This property's energy rating is C. 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