

**Offers in the Region
Of £625,000**

**** THREE DOUBLE BEDROOM, EXTENDED FAMILY HOME CAREFULLY THOUGHT OF TO PROVIDE VERSATILE ACCOMODATION THROUGHOUT! WITH NO VENDOR CHAIN !!! **** The ground floor comprises a generous entrance hallway, wet room, separate lounge and a spacious open plan kitchen with a bespoke dining space and lounge and access into the integral garage where you will find plumbing for utilities. Bi-folding doors take you out to the attractive south-facing garden, featuring a large, decked area, paved patio and lawn, all surrounded by well-stocked borders. Mature trees and established planting to the rear create a lovely sense of privacy. To the front of the property, you have wrought iron gates opening onto a paved driveway, providing ample secure off-road parking and access to the main entrance and integral garage. The property is fully double glazed and benefits from gas central heating. Positioned within a popular and established residential area, ideally positioned for access to a number of highly regarded schools including walking distance to Wellington Secondary School, Forrest Preparatory School and Navigation Primary School. Navigation Road Metrolink Station is approximately a five-minute walk away, providing direct links into both Altrincham and Manchester City Centre. Timperley Village and Altrincham Town Centre are also within easy reach, offering an excellent choice of independent shops, cafés, bars, restaurants and everyday amenities. Viewing are by appointment only and can be arranged by contacting the office.



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Entrance Hallway

Upvc glass door to the front, Herringbone LVT flooring, motion sensor ceiling light point plus an additional ceiling light, wall mounted radiator, plug points, understairs storage cupboard, stairs to the first floor and access to all downstairs rooms.

Shower room

Wet room style shower room with tiled flooring and walls, ceiling spotlight, double glazed window to the front and wall mounted radiator. Pedestal WC and vanity handwash basin.

Lounge

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

Lounge

Herringbone LVT flooring, ceiling light point, patio doors onto the rear garden, vertical radiator, plug points, television point and wood burning stove. Open plan into the kitchen/diner.

Kitchen/Diner

Fitted with a range of black 'J' handle units with Quartz worktops and matching upstands. Integrated AEG induction hob with WiFi connected extractor which comes on when the hob is on. Eye level grill, oven, microwave, dishwasher and double sunken sink with hose mixer tap. Complimentary matching island with storage on both sides and space for four chairs. Herringbone LVT flooring, ceiling spotlights, three pendant lights over the island, Skylight and bi-folding doors onto the rear garden. Access into the garage.

First Floor Landing

Carpet runner, carpeted landing, ceiling light point, double glazed window to the side and access to all first floor rooms.

Master Bedroom

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

Bedroom Two

Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator, plug points and bespoke fitted wardrobes with internal lights. Loft hatch access.

Loft

Boarded and insulated with a drop down ladder.

Bedroom Three

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

W.C

Tiled flooring and half tiled walls, double glazed window to the front, ceiling light point and pedestal WC.

Bathroom

Tiled flooring and walls, double glazed window to the side, ceiling spotlights and wall mounted radiator. Bath with electric shower over and handwash basin.

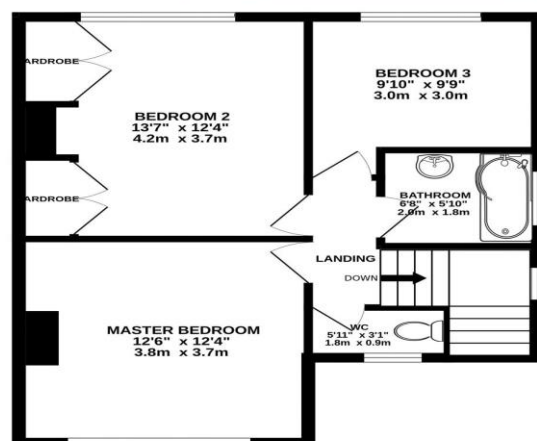
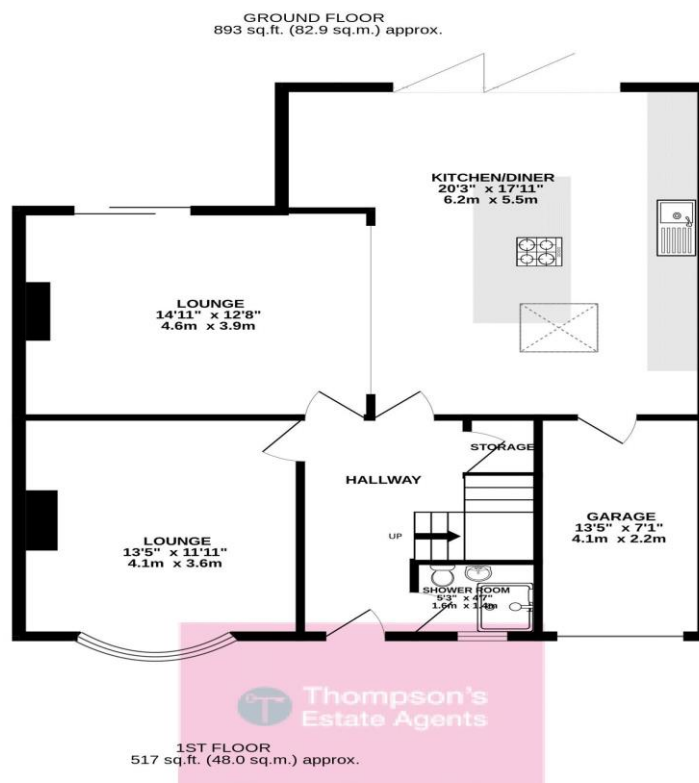
Garage

Concrete flooring, ceiling stripe light, electric roller garage door to the front, combi boiler with Hive, plug points and plumbing for a washing machine and dryer.

Outside

To the front of the property there is a blocked paved driveway with iron double gates and mature hedge for privacy. To the rear there is a south facing and private garden with porcelain tiles, an outdoor tap, composite decking, lawn and mature beds.





TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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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Energy performance certificate (EPC)

34 Foxhall Road Timperley ALTRINCHAM WA15 6RP	Energy rating D	Valid until: 5 January 2032
		Certificate number: 2248-1204-1617-6751-1551

Property type	Semi-detached house
Total floor area	116 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+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		