



Brook Lane, Timperley, WA15
Offers In Excess Of £625,000



Property Features

- Four Bedroom Semi-Detached House
- Catchment Area for Trafford Schools
- Off-Road Parking
- Extended to the Side and Rear
- High Specification Finish Throughout
- South Facing Private Rear Garden
- Downstairs WC and Shower Room
- Home Office on Ground Floor
- Separate Utility Room
- Sought-after Location



Full Description

An extended and tastefully modernised four-bedroom semi-detached family home, conveniently located for access to several sought-after schools. This property offers an impressive kitchen-diner with vaulted ceilings and bi-folding doors to the rear garden. The property also offers a separate lounge, home office, utility room, and ground-floor shower room.

An ideal home for those hoping to access local schools, transport links and a short walk to the amenities offered in Altrincham or Timperley town centres.



KITCHEN/DINER

27' 2" x 16' 1" (8.29m x 4.91m)

The impressive kitchen-diner has been extended and modernised to a high standard with vaulted ceilings and bi-folding doors to the rear garden. The kitchen is fitted with matching base and eye-level storage units with Quartz worktops over. The kitchen offers an integrated dishwasher, range-style oven with gas hob and stainless steel extractor fan over; space for under-counter wine cooler and one and a half bowl recessed sink.

This room also offers a uPVC double-glazed window to the rear aspect; doors leading to utility room and entrance hall; wood effect LVT flooring; recessed spotlighting and two pendant light fittings; a vertical column radiator and double panel radiator with Hive smart thermostatic control.



LOUNGE

11' 7" x 12' 2" (3.54m x 3.73m)

The front lounge is located off the entrance hall with uPVC double-glazed bay windows to the front aspect, fitted with plantation shutters. This room offers carpeted flooring, recessed spotlighting, a double panel radiator; an open-fire with decorative wooden mantel; television and telephone points.



SHOWER ROOM

2' 10" x 7' 7" (0.88m x 2.33m)

A convenient downstairs shower room with wall-mounted hand wash basin; low-level WC; tiled shower cubicle with thermostatic shower system over; recessed spotlighting; extractor fan and LVT wood effect flooring.



HOME OFFICE

14' 1" x 5' 11" (4.31m x 1.81m)

Accessed from the entrance hall one will find a practical home office, guest bedroom or child's playroom. This room offers a uPVC double glazed window to the front aspect; carpeted flooring; recessed spotlighting; a double panel radiator and exposed brick affect side wall.



UTILITY ROOM

13' 3" x 8' 7" (4.05m x 2.63m)

The utility room is accessed from the kitchen-diner and also allows access to the rear garden via a uPVC external door. This room benefits from a range of matching base and eye-level storage units; space and plumbing for washer and tumble dryer; recessed spotlighting; a recessed sink with side drainer; a wall mounted combi boiler housed in a storage cupboard; a ceiling mounted Sheila maid; extractor fan; wood effect LVT flooring and high level uPVC double glazed window to the side aspect.



MASTER BEDROOM

10' 11" x 11' 10" (3.33m x 3.61m)

The master bedroom is located off the first floor landing with a uPVC double glazed window to the rear aspect, fitted with plantation shutters; carpeted flooring; a pendant light fitting; a single panel radiator and wooden panelling with high level shelve to the side wall. This room is more than large enough to accommodated a double bed, dressing table and wardrobes.



BEDROOM TWO

12' 6" x 11' 1" (3.83m x 3.38m)

The second double bedroom is also accessed from the first-floor landing with uPVC double glazed bay windows to the front aspect. This room also offers a pendant light fitting; carpeted flooring; decorative wooden panelling to the side wall and a double panel radiator. This room will also accommodate a double bed, chest of drawers, and wardrobes.



BEDROOM THREE

11' 11" x 9' 7" (3.64m x 2.93m)

The third bedroom is located off the first-floor landing with two uPVC double glazed windows to the front aspect. This room offers carpeted flooring; recessed spotlighting; a double panel radiator; and a fitted storage cupboard over the stairs. This room is currently utilised as a child's bedroom with a raised-level single bed, chest of drawers and small dressing table.



BEDROOM FOUR

12' 0" x 6' 4" (3.66m x 1.94m)

The fourth bedroom is located off the first-floor landing with a uPVC double glazed window to the rear aspect. This room offers carpeted flooring; recessed spotlighting; and a double panel radiator. This room is also currently utilised as a child's bedroom with raised level bed, chest of drawers and high-level hatch leading to loft storage space.



BATHROOM

4' 11" x 9' 6" (1.51m x 2.90m)

The family bathroom is located off the first-floor landing with a high-level frosted glass uPVC double glazed window to the side aspect. The bathroom also offers wood effect LVT flooring with underfloor heating; part-tiled walls; a freestanding bath tub; wall mounted hand wash basin with storage under; a wall mounted LED backlit mirror; a shower cubicle with thermostatic shower system over; recessed spotlighting and an extractor fan.



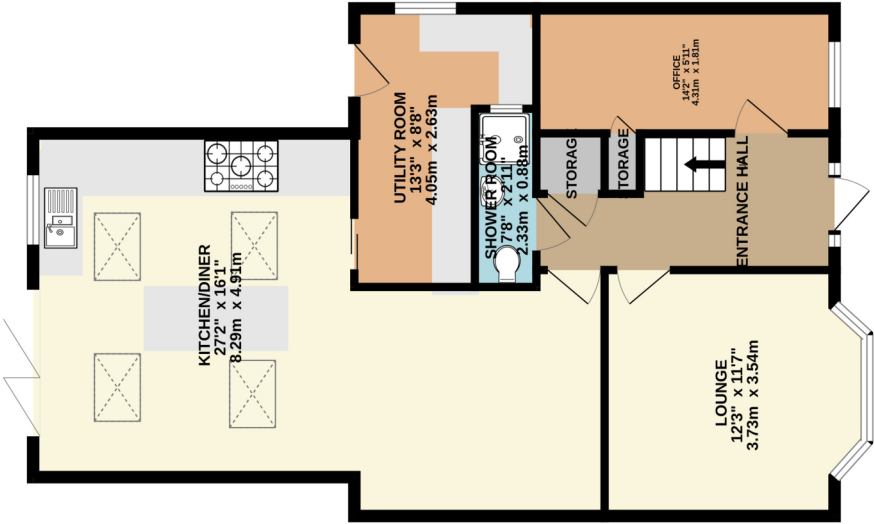
EXTERNAL

To the front of the property lies a gravelled drive enclosed by timber panelled fencing on either side. The front garden offers a raised planter stocked with small trees and mature shrubs and a timber storage shed. From the front garden a timber gate allows access to the rear of the property and a uPVC security door leads into the entrance hall.

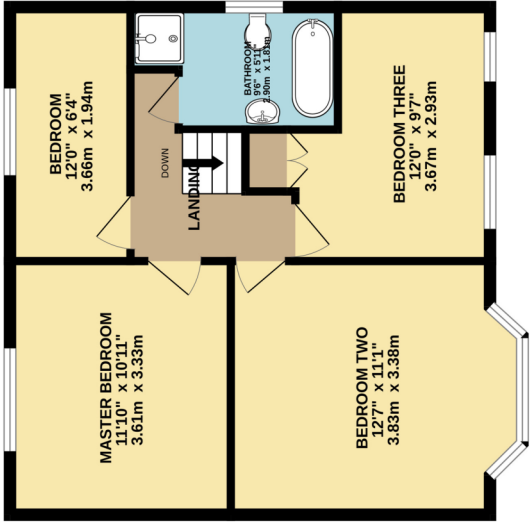
One can access the rear garden via the side path from the front garden, via the bi-fold doors from the kitchen-diner or the uPVC rear door from the utility room. The rear garden is largely laid to lawn with a decked seating area adjacent to the property. There are raised beds stocked with mature shrubs and small trees and a further paved seating area to the far end of the garden. Within the garden is an external water tap and two external power points.



GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (126.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given as an indication only and should not be relied upon for any purpose other than for general information 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 condition or performance can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	75 C	80 C
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property constructed?** The vendors believe the property was built in around 1935.
- 2. When did the current owners purchase this property?** The current owners have lived here since 2015.
- 3. Who lives in the neighbouring houses?** The houses on both sides are occupied by quiet, friendly owner occupiers.
- 4. Has the current owner carried out any structural alterations to the property?** Yes, the current owners extended the property to the rear to enlarge the kitchen-diner in 2018 and to the side and first floor in 2021. They have advised that they hold local authority approval for these works. The roof to the side of the property was new at this time and the remaining roof has been cleaned with some minor repairs and new gutters were installed. The house was partially re-wired and a new kitchen and bathrooms were installed.
- 5. Is this property sold freehold or leasehold?** The vendor has advised the property is owned freehold. Your legal advisor can confirm this.
- 6. Which items will the vendors be willing to include in the sale price?** The vendors are happy to include the fridge-freezer, dishwasher, range cooker, all blinds and curtains and light fittings. The owners are also happy to consider selling their wardrobes, the wine cooler and the washer and dryer.
- 7. Why are the vendors selling and how soon can they move?** The vendors are looking to move to a larger property locally. They have seen a property they wish to purchase and can move forward swiftly when a sale is agreed.
- 8. When was the boiler last serviced and how old it is?** The boiler is serviced annually, this was carried out in April 2026. The owners believe the boiler was relatively new when they purchased the property in 2015.
- 9. Does the property have loft access for storage?** Yes, there are two loft spaces in the property. One is accessed from a hatch in bedroom four, this is fully boarded with a light and power socket. The other loft is reached from bedroom two, this has a ladder and is part boarded.
- 10. How much are the running costs of this property?** The current owners pay around £215 pcm for combined gas and electricity and around £65 pcm for water (this is not metered). The council tax for this property is band C, which in Trafford is currently £2,035.34pa.
- 11. Which are the current owners favourite aspects of this property?** The current owners have loved living here, they most enjoy the family time in the kitchen-diner, which is flooded with natural light via four Velux skylights. They also find the location very convenient for access to schools, transport links, the town centre and local parks. Finally they are really happy with the vaulted ceilings in several rooms, which create a feeling of space.
- 12. Which schools are within easy reach of this property?** You will find a link on our website under the listing to Locating which provides data on local schools. For the 2026 intake, this house was within catchment of Wellington School (the catchment areas can change year on year due to demand). The house is also walking distance to Forest Preparatory School, The Willows School, St Hughes Catholic School, St Vincents Catholic School, Navigation Road Primary School and the Altrincham Grammar Schools. Please confirm with the schools or Trafford for more clarity on application rules and expected catchment areas.