



Wood Lane, Timperley, WA15
Asking Price Of £775,000



Property Features

- Four Bedroom Semi-Detached House
- Substantially Extended
- Recently Renovated to An Impressive Specification
- South Facing Rear Garden
- Home Office in Garden
- Re-Wired, Re-plumbed and Re-Roofed in Recent Years
- Downstairs WC and Utility Room
- EV Charging Point
- Chain Free Sale
- In Catchment for Trafford Schools



Full Description

Four-bedroom semi-detached house which has been significantly extended to the side and rear and had a loft conversion and has been fully modernised throughout to a very high standard. The impressive kitchen-lounge-diner to the rear opens onto a large south-facing rear garden with home office and storage space. The property also offers a separate utility room, with WC, off-road parking with an electric vehicle charging point and en suite to the master bedroom.

The property is conveniently located within easy reach of Altrincham and Timperley town centres and a range of sought-after local schools.



ENTRANCE HALL

The entrance hall is accessed via a security door located within the storm porch to the front aspect. The entrance hall offers a convenient built-in desk under the stairs, fitted shelving; LVT wood-effect flooring; recessed spotlighting; a vertical wall-mounted radiator; wall mounted Nest thermostat and alarm control panel. From this space one has access to first-floor accommodation via a carpeted balustrade staircase; to the living room; kitchen-diner and via an opening to the cloakroom with external side access door and door leading to the utility/WC.



LIVING ROOM

12' 11" x 11' 6" (3.95m x 3.52m)

The living room offers a large uPVC double-glazed bay window to the front aspect; carpeted flooring; a pendant light fitting; a double panel radiator; television and telephone points.



KITCHEN/DINER

22' 10" x 21' 5" (6.97m x 6.53m)

The impressive open-plan kitchen-diner has been substantially extended to the rear and side with two large Velux skylights, bi-folding doors leading to the garden and a uPVC double-glazed window. This space is fitted with LVT wood-effect flooring; recessed spotlighting and three pendant light fittings over the kitchen island. The kitchen is fitted with a range of base and eye-level storage units with Granite worktops over; tiled splashback; a recessed Belfast sink; integrated wine cooler; space for a fridge-freezer; and an integrated dishwasher.



WC/ UTILITY ROOM

3' 4" x 9' 2" (1.02m x 2.81m)

Located off the entrance hall is a convenient utility room with space and plumbing for a washing machine and a tumble dryer; with a low-level WC; wall-mounted hand wash basin; frosted glass uPVC double-glazed window to the side aspect; a cupboard housing the combi boiler; recessed spotlighting; LVT wood effect flooring and a wall-mounted chrome heated towel rail.



MASTER BEDROOM

11' 8" x 15' 3" (3.57m x 4.67m)

Located on the second floor the master bedroom is a bright and spacious double bedroom with two Velux skylights to the front aspect and a large Juliette balcony with bi-fold window to the rear aspect. This bedroom offers recessed spotlighting; carpeted flooring; and a vertical wall-mounted radiator.



SHOWER ROOM

5' 7" x 7' 0" (1.72m x 2.15m)

Also located on the second floor, adjacent to the master bedroom is a convenient shower room with a large walk-in shower cubicle with chrome thermostatic shower system over; a wall-mounted handwash basin with storage under and a low-level WC. This room also offers a frosted glass uPVC double-glazed window to the rear aspect; tiled flooring and part-tiled walls; an extractor fan; recessed spotlighting; this room is fitted with electric underfloor heating and a wall-mounted heated towel rail.



BEDROOM TWO

13' 1" x 10' 10" (3.99m x 3.31m)

The second double bedroom is located off the first-floor landing with a large uPVC double-glazed bay window to the front aspect. This bedroom offers fitted wardrobes, carpeted flooring; a pendant light fitting and a double panel radiator.



BEDROOM THREE

10' 9" x 12' 7" (3.28m x 3.86m)

The third double bedroom is located off the first-floor landing with a uPVC double-glazed window to the rear aspect, with a fitted roller blind; carpeted flooring; a pendant light fitting and a double panel radiator.

BEDROOM FOUR

6' 9" x 6' 10" (2.06m x 2.10m)

The fourth bedroom is located off the first-floor landing with a uPVC double-glazed window to the front aspect, with a fitted roller blind. This room is large enough to comfortably accommodate a full-size single bed and chest of drawers or desk. Perfect as a child's bedroom or home office. This bedroom offers a pendant light fitting, carpeted flooring and a single panel radiator.

BATHROOM

9' 4" x 6' 6" (2.85m x 1.99m)

The family bathroom has been re-fitted by the current owners with a high-quality bathroom suite, including a wall-mounted handwash basin with storage under; a low-level WC; a freestanding bath with chrome mixer tap and shower over; and a shower cubicle with glazed sliding doors and chrome thermostatic shower system over. The bathroom benefits from tiled flooring with Warmup electric underfloor heating; part tiled walls; recessed spotlighting; an extractor fan; recessed uplighters behind the bath; a wall mounted heated towel rail and a frosted glass uPVC double glazed window to the rear aspect.

HOME OFFICE

7' 6" x 9' 10" (2.30m x 3.02m)

Located in the rear garden is a fully insulated home office that provides a practical and private place to work. The space benefits from LVT wood-effect flooring; uPVC double-glazed French doors to the side aspect and a uPVC double-glazed window to the rear aspect; recessed spotlighting and an electric wall-mounted radiator.



GARDEN STORE

6' 6" x 7' 11" (2.00m x 2.43m)

Located in the rear garden the garden store is located in the remaining portion of the garage with the rear element converted into a home office. The garden store is accessed via a uPVC security door and offers plenty of space for storage and also allows for an additional free-standing freezer. This room offers a wall-mounted light fitting and power point.

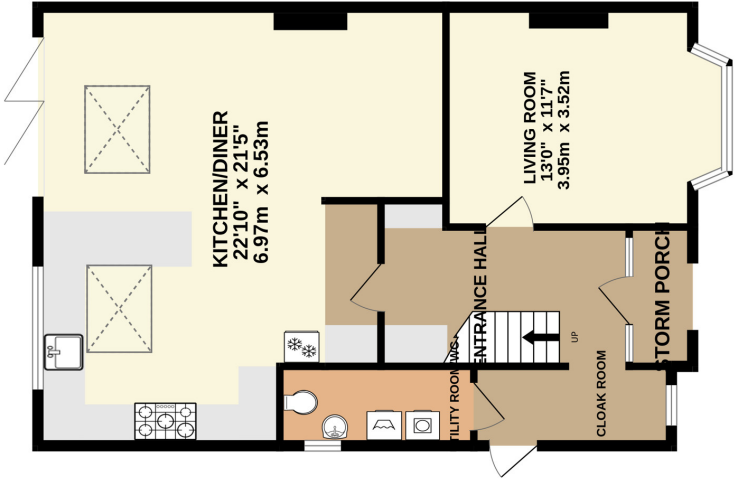
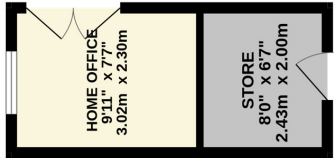
EXTERNAL

To the front of the property one will find a drive allowing off-road parking for three vehicles and an electric charging point. The front garden is enclosed on either side by timber panelled fencing with a raised concrete planter to one side. From the front drive a timber gate allows access to the side of the property and a porch leads to the front entrance door.

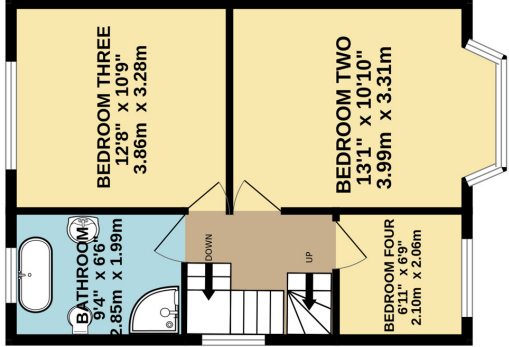
To the rear of the property is a generous rear garden which has a Millboard decked seating area adjacent to the house. The home office and garden store are accessed from the rear garden and beyond lies a lawned garden with established shrubs and small trees to the borders. The garden also includes a greenhouse, raised vegetable patch, sand pit, and Wendy house. The rear garden is enclosed on three sides by timber panelled fencing.



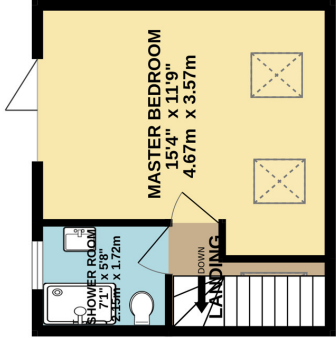
GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.8 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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COMMON QUESTIONS

1. Is this property sold freehold or leasehold?

The property is sold freehold, your legal advisor can verify this for you.

2. When did the current owners purchase this property?

The vendors purchased the property in 2020.

3. Who lives in the neighbouring houses?

The vendors have confirmed that the properties on either side are owner occupier families and are very pleasant.

4. How old is the boiler and when was it last serviced?

The current owners replaced the boiler in October 2020. It has been serviced annually. When the new boiler was installed the house was fully re-plumbed including all new radiators.

5. Have the current owners carried out any electrical works?

Yes, the current owners had the house fully re-wired in 2021.

6. Have the current owners carried out any major alterations to the property?

Yes, the current owners have created a wrap-around extension which was carried out in 2020. This added the full side and rear the cloakroom, utility room/ WC, and kitchen extension to rear and side.

A second extension to convert the loft was carried out in 2021. At this time the roof was fully replaced and the first floor bathroom was replaced. Both extensions were signed off with full planning approval. The current owners have also fitted all new windows and doors internally and externally. They have also had the rear portion of the garage converted into a home office.

7. Which items will be included in the sale price?

The current owners intend to include all light fittings, blinds, the Range cooker, the fridge-freezer in kitchen and extra freezer in outside storage room, ring door bell (which is hard wired), the electric car charger, the washer and dryer (both Samsung smart machines purchased in 2021), the Nest central heating control, the fitted alarm system with sensors on all windows and external doors (serviced annually and can interface with local security companies if needed for example Benchmark), the wine cooler under kitchen island, the children's sand pit, Wendy house, and green house in garden.

8. Would the vendors be willing to sell any other items from the property? The owners are happy to sell the Google camera system at the front and rear of the property to a buyer and any items of furniture a buyer is interested in can be negotiated if required.

9. Why are the current owners selling and how quickly could a purchase be completed?

The current owners are moving overseas for work. Completion of a purchase would be possible on or after 22nd of December 2026.

10. How much are the running costs of this house?

The current owners have advised they spend £20pcm on gas in summer and £125pcm in winter; £164pcm on electric in summer and £285pcm in winter (including charging two electric vehicles). The council tax for this property is band D, which is currently £2,289.79pa.

11. What are the owners three favourite aspects of this house?

The current owners have loved sitting in a deck chair in the garden; enjoying the view from the Juliette balcony in the loft bedroom and spending time with their family in the kitchen-diner with the bi-folds open so the children can go in and out from the garden.

17 The Downs
Altrincham
Cheshire
WA14 2QD

www.jamesonandpartners.co.uk
info@jamesonandpartners.com

0161 941 4445 **4.9 ★★★★★**

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