



**** NO CHAIN **** Three bedroom, double fronted semidetached home with plenty of opportunity for you to add your own stamp!!! This deceptively spacious home is filled with natural light and benefits from a 15 FT lounge, spacious kitchen/diner, three well proportioned bedrooms with the master bedroom benefitting from dual aspect windows, separate W.C and shower room, a large double driveway to the front for off road parking for two cars and huge sunny rear garden. Located within a popular area of Timperley and is within walking distance to Timperley Village PLUS is close to excellent transport links such as the M60 and M56, regular bus routes, Metrolink stations, well kept parks and excellent schooling. Viewings are by appointment only and can be arranged by contacting the office.





**Thompson's
Estate Agents**

Mainwood Road
Timperley WA15 7JW

Entrance Porch

Double glazed porch with door to the front and internal upvc door into the hallway.

Entrance Hallway

Recessed floor mat, ceiling light point, wall mounted radiator, meter cupboard and carpeted stairs to the first floor.

Lounge

Carpeted flooring, ceiling light point, double glazed window to the front and to the rear, plug points, television point, gas fire with surround and understairs storage.

Kitchen/Diner

Vinyl flooring, two ceiling light points, plug points, wall mounted radiator, double glazed window to the front, one to the rear and upvc door to the rear. Wall and base units with roll top work surfaces with a space for a cooker, washing machine, dryer and fridge freezer. Large walk in storage cupboard.

First Floor Landing

Carpeted stairs and landing, double glazed window to the rear, ceiling light point and storage cupboard with hot water tank.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

W.C

Floor boards, ceiling light point, double glazed window to the front and pedestal W.C.

Shower Room

Floor boards, ceiling light point, wall mounted radiator, double glazed window to the front, shower cubicle and handwash basin.

Outside

To the front of the property there is a large paved driveway suitable for off road parking for two cars and shared gates with the neighbouring property to access the rear. There is a large rear garden, with a spacious lawn and a paved patio.

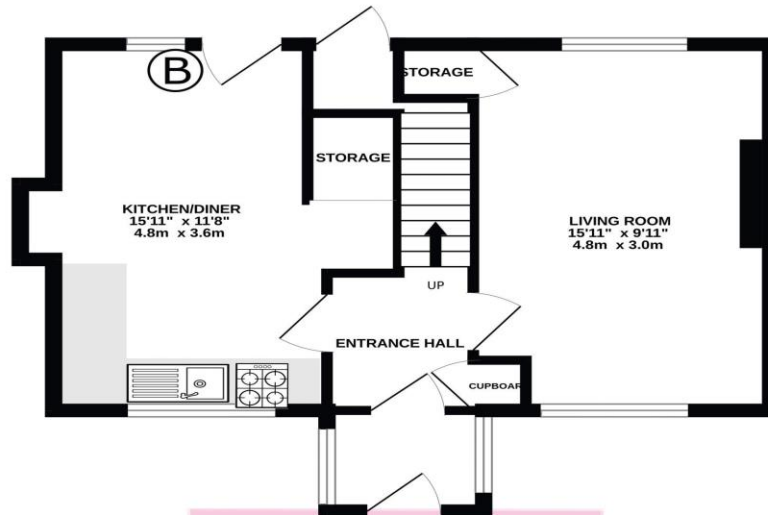




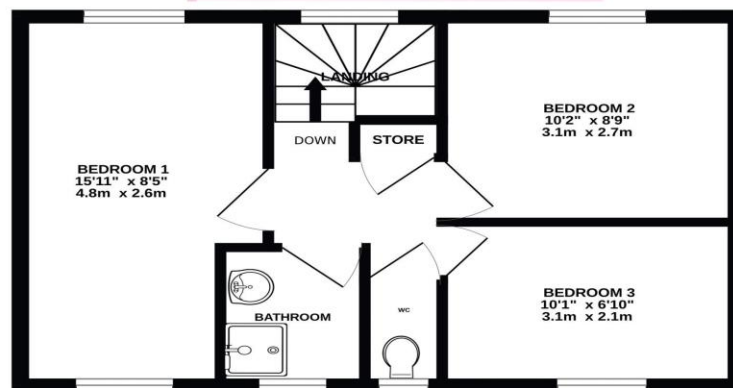
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GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



Thompson's
1ST FLOOR
Agents
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.3 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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