



Lamprey Drive, West Timperley,  
WA14  
Offers In Excess Of £610,000



# Property Features

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- Four Bedroom Town House
- Off-Road Parking for Four Vehicles
- Summer House and Storage Shed
- Cul-De-Sac Location
- En Suite to Master Bedroom
- Close to Transport Links, Schools and Amenities
- Sold Freehold
- Large Loft Space for Storage
- Catchment Area for Trafford Schools
- Separate Utility Room

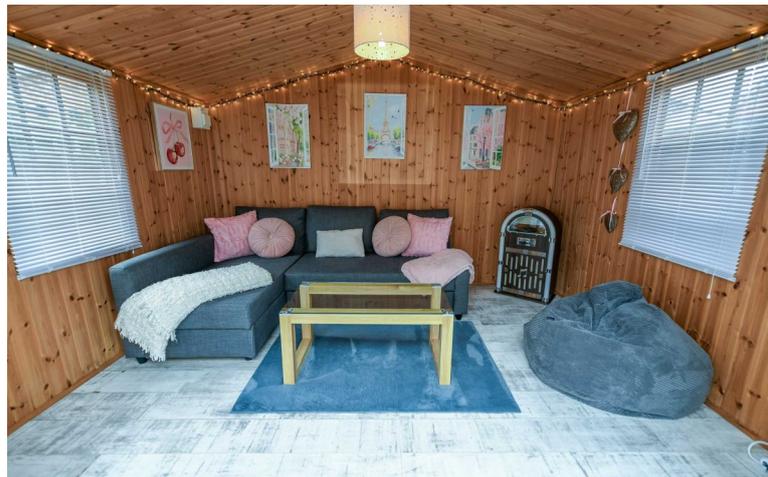


# Full Description

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Well presented four double bedroom townhouse located in a quiet cul-de-sac. This property benefits from off-road parking for four vehicles; a private garden with access to a summer house and an outhouse for storage. The property has been carefully maintained with a new bathroom fitted a few years ago and a modern combi boiler.

This is a great family home, conveniently located for access to transport links, schools and local amenities.



## LOUNGE/DINER

13' 11" x 9' 4" (4.25m x 2.86m)

The lounge/diner is located on the ground floor off the entrance hall and offers a uPVC double glazed window to the front aspect, fitted with plantation shutters; LVT wood effect flooring; a pendant light fitting; and television and telephone points.



## KITCHEN/DINER

12' 7" x 16' 1" (3.86m x 4.92m)

Located to the rear of the property on the ground floor the open-plan lounge-diner is an inviting entertaining space with uPVC double-glazed French doors leading to the rear garden and a uPVC double-glazed window to the rear aspect. The kitchen is fitted with a range of matching base and eye level storage units with an integrated fridge-freezer; dishwasher, wine cooler and double oven and a four ring gas hob and recessed one and a half bowl stainless steel sink with Quooker tap over.



The kitchen is fitted with tiled flooring; two pendant light fittings; a stainless steel extractor hob; a central island and a freestanding American-style fridge-freezer.

From this space a door leads to the utility room and another to the entrance hall.



## UTILITY ROOM/ WC

7' 2" x 4' 5" (2.20m x 1.36m)

The utility room is located off the kitchen-diner; this space is fitted with a range of matching base and eye-level storage with space and plumbing for a washing machine and tumble dryer. The utility room is also fitted with a recessed stainless steel sink; tiled flooring, and a ceiling-mounted light fitting.



## FAMILY ROOM

**16' 2" x 12' 4" (4.93m x 3.78m)**

The family lounge is located on the first-floor with uPVC double-glazed French doors leading to a Juliette balcony. This room offers an electric wall-mounted fire; two single-panel radiators; carpeted flooring; television and telephone points and two pendant light fittings.



## MASTER BEDROOM

**19' 9" x 9' 4" (6.03m x 2.86m)**

The master bedroom is a generous double bedroom located on the first floor with access to an en suite shower room. This bedroom offers double-glazed bay windows to the front aspect, fitted with plantation shutters; wall-to-wall fitted wardrobes with sliding doors; carpeted flooring; a ceiling-mounted light fitting and a television point.



## EN SUITE SHOWER ROOM

**5' 11" x 5' 1" (1.81m x 1.57m)**

The en suite shower room is located off the master bedroom with frosted glass double-glazed window to the front aspect, fitted with plantation shutter. This room offers a glazed shower cubicle with chrome thermostatic shower system; tiled flooring and part tiles walls; a wall-mounted hand wash basin; a low-level WC; a shaving socket; extractor fan and a wall-mounted chrome heated towel rail.



## BEDROOM TWO

**11' 8" x 16' 2" (3.58m x 4.94m)**

The second double bedroom is located on the second floor with double-glazed French doors, fitted with plantation shutters, leading to a Juliette balcony and a double-glazed window to the front aspect, also fitted with plantation shutters. This bedroom offers a range of fitted wardrobes; carpeted flooring; television and telephone points; a single panel radiator and a ceiling-mounted light fitting with fan.



### **BEDROOM THREE**

**12' 6" x 8' 7" (3.82m x 2.64m)**

The third double bedroom is located on the second floor with double-glazed windows to the rear aspect. This room benefits from a range of fitted wardrobes, desk, bedside tables and overbed storage cupboards; a pendant light fitting; television point; carpeted flooring and a single panel radiator.



### **BEDROOM FOUR**

**12' 5" x 6' 11" (3.79m x 2.11m)**

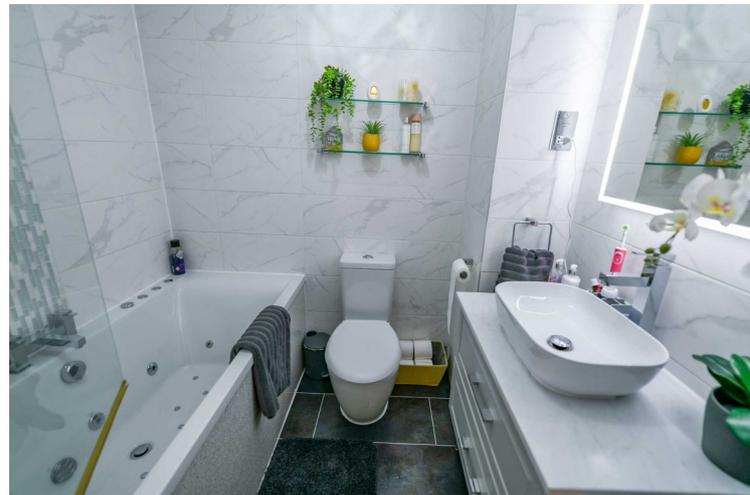
The fourth bedroom is currently utilised as a single bedroom with a double-glazed window to the rear aspect. This bedroom is fitted with a range of matching wardrobes, over-bed and under-bed storage and a built-in chest of drawers. The room also offers a pendant light fitting; carpeted flooring; a television point and a single panel radiator.



### **FAMILY BATHROOM**

**5' 4" x 6' 9" (1.65m x 2.06m)**

The family bathroom is located on the second floor and has been newly fitted in recently. This bathroom offers a panelled jacuzzi bath, with glazed screen and chrome thermostatic shower system over; a low-level WC; a vanity unit with counter top sink, under sink storage drawers and over sink mirror with integrated Bluetooth speakers and backlit lighting; a shaver socket; extractor fan; LVT tile effect flooring; fully tiled walls; and a wall-mounted chrome heated towel rail.



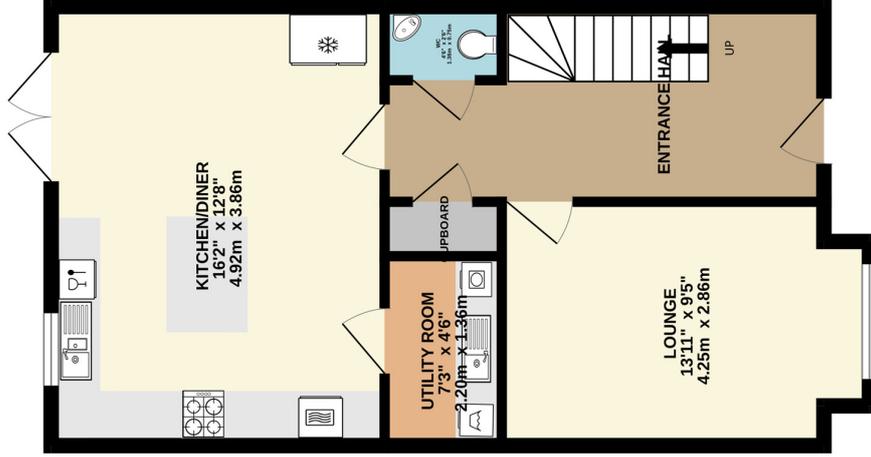
### **EXTERNAL**

To the front of the property one will find a drive with off-road parking for one or two vehicles, with additional parking to the side of the property. The rear garden can be accessed via a timber gate to the side of the house. There is a timber out house

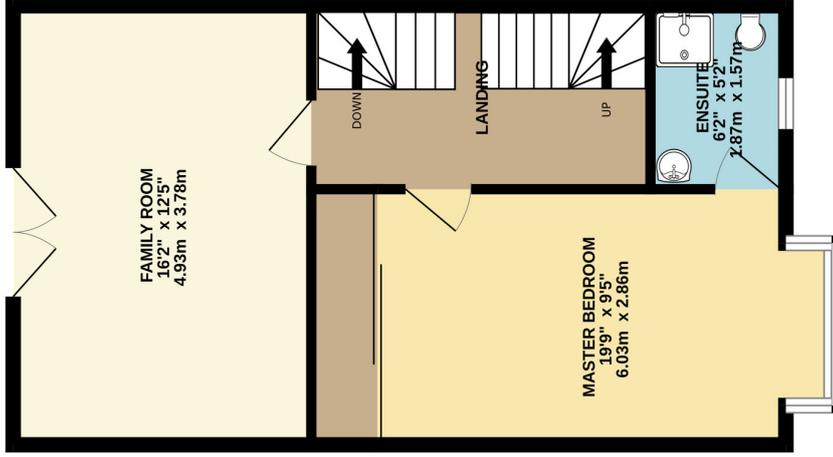
The rear garden is enclosed on three sides by timber panelled fencing. The garden offers a paved seating area and path leading down the garden to the summer house. The garden is laid with an artificial lawn and a raised planting area. The summer house is equipped with lighting, power, an air conditioning unit for heating and cooling, and a television point.



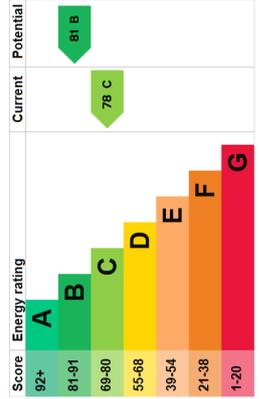
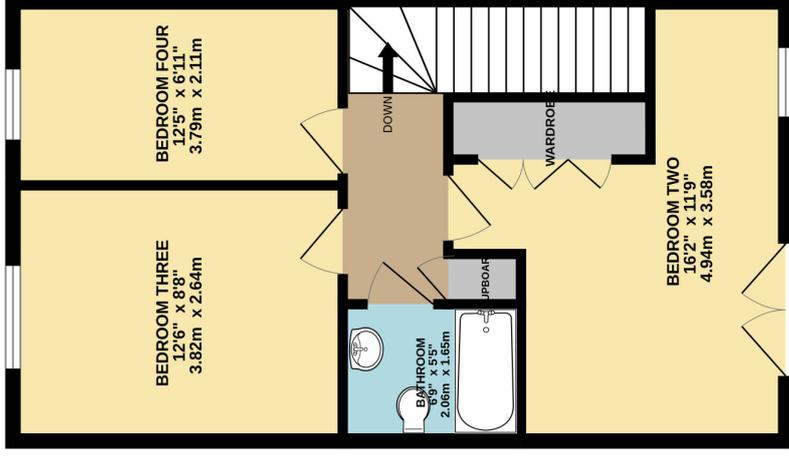
GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



2ND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1503 sq.ft. (139.7 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. There is a small annual charge paid by all owners in this development for the maintenance of the communal areas. The charge for 2026 is £211.67 per annum and payable to Scanlands.
- 2. Which council tax band does this property fall into?** The property is in council tax band E, which is currently £2,592.13 per annum in Trafford.
- 3. When was this property built?** The property was constructed in 2011, the current owners purchased the house new from the developers.
- 4. Have the owners carried out any structural alterations to the property?** No, the house has not been structurally altered. The current owners have installed a new boiler in June 2020 and replaced the main bathroom around 4 years ago. They have also installed the summer house in the garden and a storage shed, both with power and lighting.
- 5. Which aspects of this property have the current owners most enjoyed?** The current owners have loved the quiet location in a cul-de-sac, which allows for children to play out safely and offers with views over the National Trust Land. The current owners have also found the amount of off-road parking very convenient, with scope to park 4 cars off-road. Finally, they have enjoyed the convenient location offering easy access to great schools, amenities and transport links.
- 6. Which items are the current owners willing to include in the sale?** The current owners are happy to include all the integrated appliances, along with the freestanding fridge-freezer, which is plumbed in; the CCTV security system will remain at the property; the Quooker tap in the kitchen which provides instant boiling water; the sofas in the upstairs lounge and the curtains/ shutters. The owners are also happy to consider selling the washer and dryer from the utility room if the buyer requires these items.
- 7. Why are the current owners selling this property?** The current owners are looking to downsize as their children are grown up.
- 8. How much are the utility bills for this property?** The current owners are paying roughly £100 pcm for their water rates; £290 pcm for their combined gas and electricity and £259 for their council tax (which is split over 10 months).