



**** An extended and well presented, traditional bay fronted semi detached family home positioned within a quiet cul-de-sac in a popular part of Timperley. This well kept home comes with NO CHAIN and benefits from two reception rooms, a fitted kitchen, modern bathroom, three great sized bedrooms with the third bedroom being extended, a modern three piece bathroom with walk in shower and well maintained sun drenched gardens to the front and rear PLUS a driveway that extends down the side of the property leading to a detached garage. The property is gas central heated and double glazed throughout. A fantastic opportunity to acquire a lovely home still with plenty of scope to add your own stamp and even extend (STPP) Viewings are by appointment only and can be arranged by contacting the office.





Entrance Hallway

Upvc door to the front, double glazed window to the side, carpeted flooring and stairs to the first floor, wall mounted radiator, plug points and access to all ground floor rooms.

Sitting Room

Double glazed bay window to the front, carpeted flooring, ceiling light point, wall mounted radiator, fire place and surround ,plug points, televisions point and sliding double doors into the second reception room.

Lounge

Double glazed sliding doors into the rear garden, carpeted flooring, ceiling light point and plug points.

Kitchen

Fitted with a range of wall and base unit cupboards with roll top work surface, matching breakfast bar and tiled and wooden splash backs. Vinyl flooring, two ceiling light points, upvc door to the side, double glazed window to the rear, wall mounted radiator, plug points and understairs storage cupboard. Wall mounted boiler.

First Floor Landing

Carpeted stairs and landing, double glazed window to the side, airing cupboard with hot water tank and access to all first floor rooms.

Bedroom One

Double glazed bay window to the front, ceiling light point, carpeted flooring, wall mounted radiator, plug points and floor to ceiling fitted wardrobes.

Bedroom Two

Double glazed bay window to the front, ceiling light point, carpeted flooring, wall mounted radiator, plug points and floor to ceiling fitted wardrobes.

Bedroom Three

Larger than average third bedroom - extended into bedroom one carpeted flooring, ceiling light point, plugs points, wall mounted radiator and built in storage cupboard.

Bathroom

Three piece bathroom with large walk in shower, hand wash basin and pedestal W.C Tiled walls, ceiling light point double glazed window to the rear and wall mounted towel radiator.

Outside

To the front of the property there is a well established front garden with a lawn, well kept flower beds and a paved driveway to the front and side. To the rear there is a sunny rear garden with a paved patio, large lawned area, well kept flower beds, a potted shed and detached garage

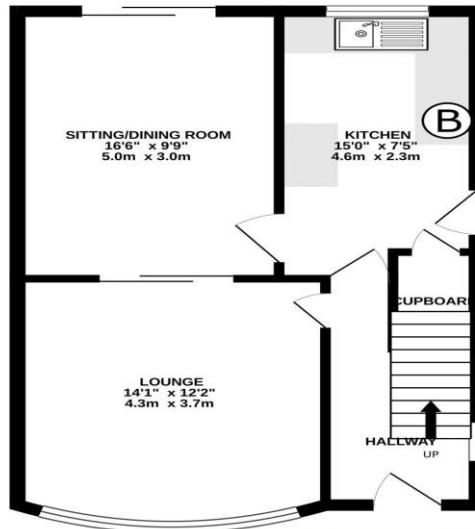




**Thompson's
Estate Agents**

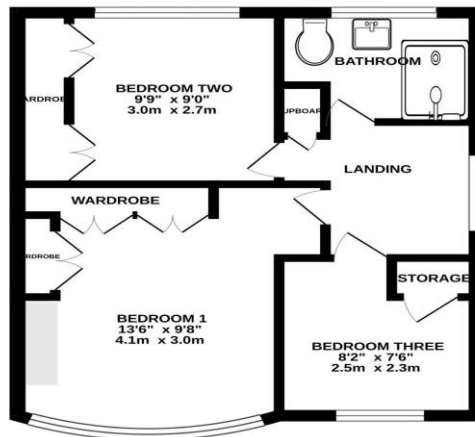
Berisford Close
Timperley WA15 6TW

GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.



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1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 893sq.ft. (83.0 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)

14 Berisford Close Timperley ALTRINCHAM WA15 6TW	Energy rating	Valid until: 20 April 2036
	D	Certificate number: 9036-9424-0600-0338-1296

Property type	Semi-detached house
Total floor area	83 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 C.

[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		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		