Thompson's Estate Agents

Stockport Road
Timperley WA15 7SN

Offers in Excess of £575,000





**** Extended, four bedroom semi detached home sat on a generous plot ready for you to add your own stamp with NO CHAIN !**** This spacious home is positioned in one of Timperley's most sought after locations and offers an abundance of space inside and out with still plenty of opportunity to extend (STPP) Benefitting from three reception rooms, kitchen, utility room, downstairs W.C, four well proportioned bedrooms, a study, family bathroom and an integral garage. Outside there is a huge driveway with ample parking for multiple vehicles, well manicured garden and a carport to the side. To the rear there is a large south facing garden with well established flower beds, laid lawns and a patio area. Ideally located within walking distance to Timperley Village, excellent schooling, well kept parks, bus routes, Altrincham town centre and network and transport links. This is a fantastic opportunity to acquire a traditional semi-detached family home in a prime location, offering significant potential for further development or extension (STPP) To arrange your viewing contact the office today.





Thompson`s Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA
Phone: 01615324455, Email: hello@thompsonsestateagents.com
www.thompsonsestateagents.com

Entrance Porch
Wooden door to the front with glazed side panels, glazed windows to the side, tiled flooring, post box, tiled flooring and internal door into the hallway.

Entrance Hallway
Single glazed wooden door, carpeted flooring, wall light point, wall mounted radiator, telephone point, under stairs storage, access to all ground floor rooms and carpeted stairs to the first floor.

Sitting Room
Double glazed bay window to the front, ceiling light point, two wall lights, carpeted flooring, wall mounted radiator, gas fire, plug points and television points.

Lounge
Double glazed window overlooking the rear garden, ceiling light point, two wall lights, carpeted flooring, two wall mounted radiators, gas fire with surround, plug points and television points.

Dining Room
Double glazed window to the side, carpeted flooring, two ceiling light points, carpeted flooring, storage heater, wall mounted radiator, television point, plug points, door into the garage and arch way into the kitchen.

Kitchen
Fitted with a range of wall and base unit cupboards with roll top work surfaces and matching upstands. Integrated sink with mixer tap and space for cooker and fridge freezer. Vinyl flooring, ceiling light point, two double glazed windows, wall mounted radiator, plug points, tiled walls and access into the utility.

Utility room
Vinyl flooring, with recessed floor mat by the back door, ceiling light point, double glazed window to the rear, plug points, access to downstairs W.C and door to outside. Under counter cupboards, roll top work surfaces with matching upstands and tiled walls. Space for washing machine, dryer and wall mounted Worcester boiler.

Downstairs W.C
Vinyl flooring, ceiling light point, double glazed window to the side, tiled walls and W.C.

Garage
Concreate floor, up and over door to the front, door to the side, two ceiling light points, plug points, wall mounted radiator and glazed window to the side.

First Floor Landing
Carpeted stairs and landing, wall light, fitted storage cupboard, loft hatch and access to all first floor rooms.

Bedroom One
Double glazed bay window to the front, ceiling light point, wall light, carpeted flooring, wall mounted radiator, plug points and fitted floor to ceiling wardrobes with central dressing table and mirror.

Bedroom Two
Double glazed window overlooking the garden, ceiling light point, carpeted flooring, wall mounted radiator, plug points and fitted floor to ceiling wardrobes with central dressing table and mirror. Loft access hatch with pull down ladder.

Bedroom Three
Double glazed window to the front and side, ceiling light point, wall light, carpeted flooring, wall mounted radiator and plug points.

Bedroom Four
Double glazed window to the front, ceiling light point, wall light, carpeted flooring, wall mounted radiator, plug points and fitted wardrobe.

Home Office
Double glazed window to the rear, carpeted flooring, ceiling light point, plug points and built in storage.

Family Bathroom
White bathroom suite comprising of a bath with shower over, handwash basin and pedestal W.C. Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator, half tiled walls and airing cupboards.

Outside
To the front of the property there is a large driveway sat behind iron gates with a well manicured front garden with a lawn and established beds. To the side there are wooden gates and a large car port. To the rear there is a South Facing rear garden with mature and well kept flower beds, large lawn area, a green house and a large shed.

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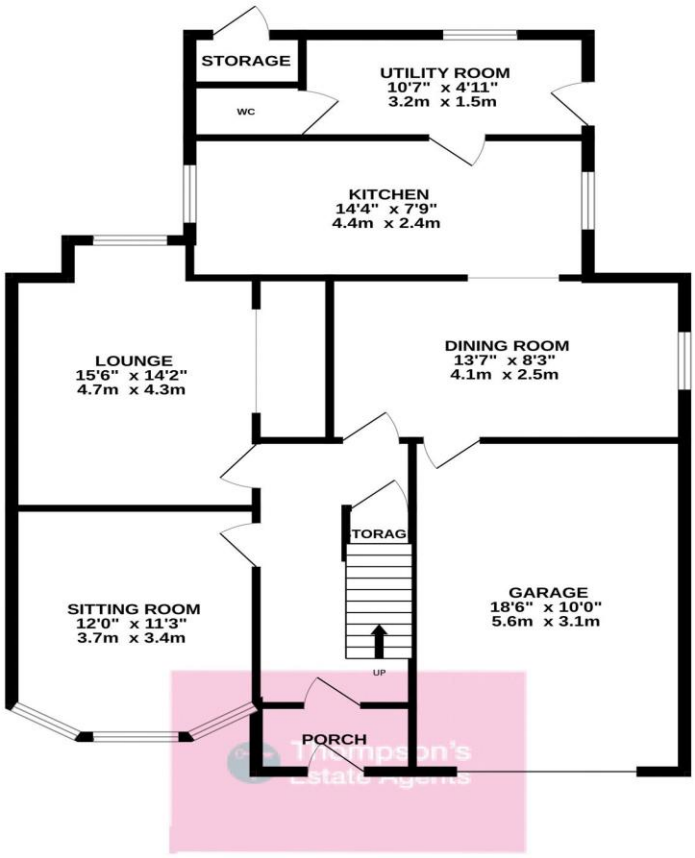




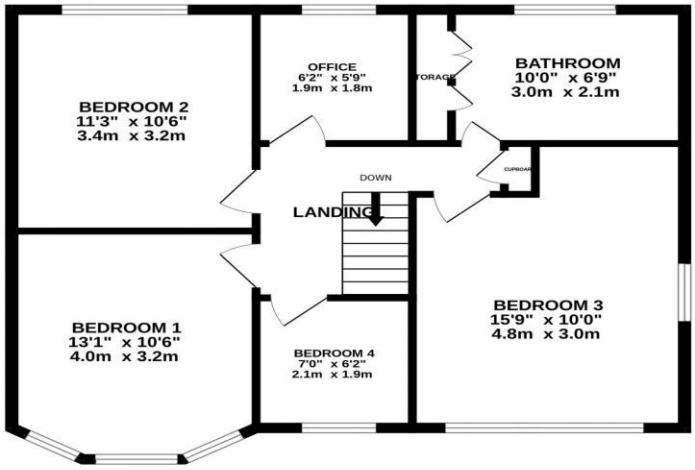




GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1545sq.ft. (143.5 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)

114 Stockport Road Timperley ALTRINCHAM WA15 7SN	Energy rating **D**	Valid until:	**17 December 2035**
		Certificate number:	**9688-3957-1202-6895-5204**

Property type	Semi-detached house
Total floor area	124 square metres

Rules on letting this property

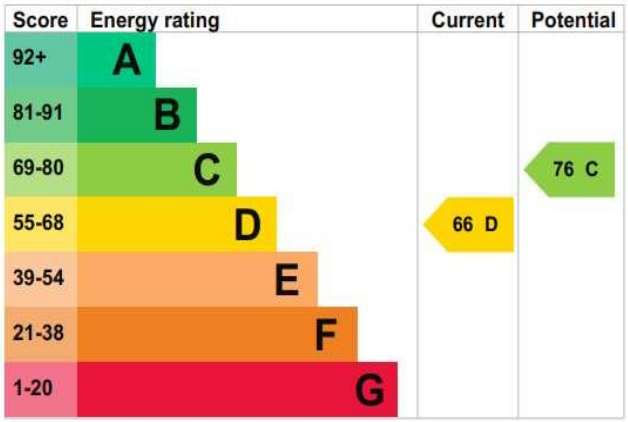
Properties can be let if they have an energy rating from A to E.

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).

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