



Greenway Road, Timperley, WA15
Offers In Excess Of £550,000



Property Features

- **Three Bedroom Detached House**
- **Chain Free Sale**
- **Open Plan Kitchen/Diner**
- **Modernised Throughout**
- **Off-Road Parking**
- **Downstairs WC**
- **Detached Garage**
- **Sought-after Location**
- **In Catchment for Trafford Schools**



Full Description

Offered chain-free, this beautifully presented three-bedroom detached house has been modernised throughout and provides well-proportioned accommodation in a popular residential location.

The ground floor includes a good-sized living room, downstairs WC and an impressive open-plan kitchen/diner. The kitchen and dining space is a real feature of the home, with doors opening directly onto the generous rear garden, creating a great space for family life and entertaining.

To the first floor are three bedrooms and a modern family bathroom.

Outside, the property benefits from a generous rear garden with plenty of space for outdoor seating and family use, together with off-road parking and a detached garage.

The property is also within catchment for Trafford schools and offers easy access to a range of local amenities and transport links.

LIVING ROOM

13' 10" x 12' 2" (4.22m x 3.71m)

Located at the front of the house, the living room benefits from a front-facing uPVC double-glazed bay window fitted with Venetian blinds, together with a side-aspect uPVC double-glazed window, both of which allow plenty of natural light into the room. The room features a stylish electric fire with a decorative surround and hearth, a single-panel curved radiator, carpeted flooring and a pendant light fitting.



KITCHEN/DINER

19' 10" x 17' 8" (6.07m x 5.40m)

An impressive open-plan kitchen and dining living space forms the heart of the home, creating a bright and sociable room with a fantastic connection to the rear garden. The space is flooded with natural light from three large skylights, together with aluminium-framed double-glazed windows to the side and rear and uPVC glazing to the side. Aluminium bi-fold doors open directly onto the garden, further enhancing the sense of space and making the room ideal for both everyday family life and entertaining.



The room has been thoughtfully designed to provide clearly defined areas for cooking, dining and relaxing, with ample space for a dining table and sofa, together with a TV connection. Recessed spotlighting and LVT flooring run throughout, while two period-style radiators add character to the contemporary space.



The well-proportioned kitchen is fitted with a range of matching wall and base units, complemented by a central island and quality integrated appliances, including a Bosch microwave, Bosch double oven, fridge freezer, Neff five-ring electric hob and dishwasher. An island strip light provides a stylish finishing touch, while the generous layout offers plenty of worktop and storage space.

UTILITY ROOM

10' 7" x 3' 11" (3.24m x 1.21m)

Accessed directly from the kitchen/diner, the useful utility room provides additional storage and practical space. The room features a side-aspect uPVC double-glazed window, a range of matching wall and base units, and space and plumbing for both a washing machine and tumble dryer. LVT flooring, part-tiled walls and recessed spotlighting complete the room.



DOWNSTAIRS WC

Convenient downstairs WC featuring a side-aspect uPVC double-glazed stained-glass window, low-level WC and pedestal wash hand basin. The room is finished with LVT flooring, a pendant light fitting and an extractor fan.

BEDROOM ONE

16' 0" x 12' 2" (4.89m x 3.71m)

Bedroom One is located at the front of the property and benefits from a front-aspect uPVC double-glazed bay window fitted with Venetian blinds, allowing plenty of natural light into the room. Additional features include carpeted flooring, a pendant light fitting, single-panel curved radiator and built-in wardrobes providing useful storage.

BEDROOM TWO

12' 4" x 10' 8" (3.78m x 3.27m)

Bedroom Two is located to the rear of the property and features a rear-aspect uPVC double-glazed window fitted with a roller blind, overlooking the rear garden. Additional features include carpeted flooring, a pendant light fitting and a period-style radiator.

BEDROOM THREE

9' 1" x 6' 11" (2.78m x 2.13m)

Bedroom Three is located to the rear of the property and is currently utilised as a home office, although it offers plenty of space for a single bed, making it equally well suited as a child's bedroom or study.

The room features a rear-aspect uPVC double-glazed window fitted with a roller blind, carpeted flooring, period-style radiator and ceiling-mounted multi-directional spotlighting.

BATHROOM

The stylish family bathroom is well appointed and features a front-aspect uPVC double-glazed frosted window. The suite comprises a panelled bathtub with chrome mixer taps and a chrome thermostatic shower over, complemented by a glazed shower screen, low-level WC and vanity unit with integrated wash hand basin. The room is finished with metro-tiled walls and tiled flooring, together with a heated towel rail and recessed spotlighting.



EXTERNAL

To the front of the property is an attractive Indian stone-paved driveway providing ample off-road parking for up to three vehicles. The driveway is bordered by mature hedging to the front and both sides, creating a good degree of privacy, while timber gates to either side of the property provide convenient wraparound access to the rear garden.

The impressive rear garden offers a generous and versatile outdoor space, with an Indian stone-paved patio adjoining the house and extending to the side, leading onto a good-sized lawn with established planting areas. The garden is enclosed by timber fencing and mature hedging, providing a private and sheltered setting that is ideal for family use and entertaining.

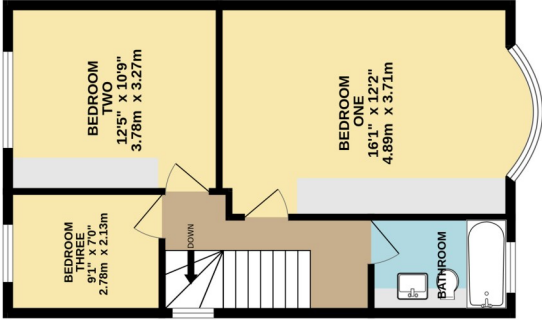
Large double timber gates from Tabley Grove provide additional access to the rear of the property, leading to a private rear driveway and detached garage. The generous plot offers excellent versatility, with ample parking, useful garaging and a substantial garden, making it particularly well suited to family life.



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1382 sq.ft. (126.6 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 accuracy of the measurements has not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	80 C
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in 1936
- 2. When did the current owners purchase this house?** The current owners purchased this house in September 2002
- 3. Who lives in the neighbouring houses?** The owners have advised the neighbours are a pleasant owner-occupier couple.
- 4. Is this property sold freehold or leasehold?** The owners have advised this house is sold freehold . Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** Full fibre broadband is available in this location.
- 6. Which are the current owners' favourite aspects of this property?** The current owners have advised they have enjoyed the bright, spacious open-plan kitchen diner, which opens onto the generous rear garden.
- 7. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have had the boiler serviced in September 2026 and the electrics in January 2024.
- 8. How much is the council tax at this property?** The property is in Trafford Council and is in band D, which is currently £2,289.79 per annum.
- 9. Which items are included in the sale?** All the integrated appliances, along with the Washing machine and tumble dryer, will be included.