



**** A well presented, 1930's semi detached family home with plenty of potential to add your own stamp and extend (STPP) **** This SPACIOUS home benefits from TWO reception rooms, a morning room, kitchen, three well proportioned bedrooms, boarded loft for extra storage, separate bathroom and W.C, detached garage, driveway to the side and gardens to the front and rear. The property is double glazed, gas central heated throughout and benefits from a Kair heat recovery ventilation system. Located within walking distance to St Hugh's Primary School, Heyes Lane Primary School, Timperley Metrolink and Timperley Village, PLUS excellent network and transport links such as M56 M60 and within easy access to Altrincham Town Centre, Sale Town Centre and Manchester Airport and Wythenshawe Hospital. Viewings are by appointment only and can be arranged by contacting the office.



Porch

Upvc porch with composite door to the front, tiled floor and internal wooden door into the entrance hallway.

Entrance Hallway

Internal wooden door with glass side panels and transom window. Carpeted flooring, ceiling light point, double glazed window to the side, wall mounted radiator, plug points and understairs storage cupboards. Carpeted stairs to the first floor.

Lounge one

Carpeted flooring, double glazed bay window to the front, ceiling light point, two wall lights, electric fire, plug points and television point.

Lounge two

Wooden floor, ceiling light point, two wall lights, wall mounted radiators, double glazed window to the rear, electric fire, plug point, television point and telephone point. Kair heat recovery ventilation unit.

Kitchen

Laminate flooring, double glazed window to the side and rear, ceiling light point, wall mounted radiator, plug points and wooden door to the side. Fitted with a range of wall and base unit cupboards, roll top work surfaces and tiled splash backs. Gas hob with over head extractor, eye level electric oven, sink with mixer tap, wall mounted boiler and space for under counter fridge/freezer and washing machine

First Floor Landing

Carpeted stairs and landing, double glazed window to the side, ceiling light point and access to all rooms.

Bedroom One

Laminate flooring, double glazed bay window to the front fitted with shutters. Ceiling light point, wall mounted radiator, plug points and telephone point.

Bedroom Two

Laminate flooring, double glazed window to the rear, ceiling light point, wall mounted radiator, built in wardrobes, plug points and loft hatch access.

Loft

Accessed via bedroom two. Loft hatch with drop down telescopic ladder. Boarded with a light. Currently used as storage.

Bedroom Three

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

W.C

Carpeted flooring, ceiling light point, double glazed window to the side and pedestal W.C.

Bathroom

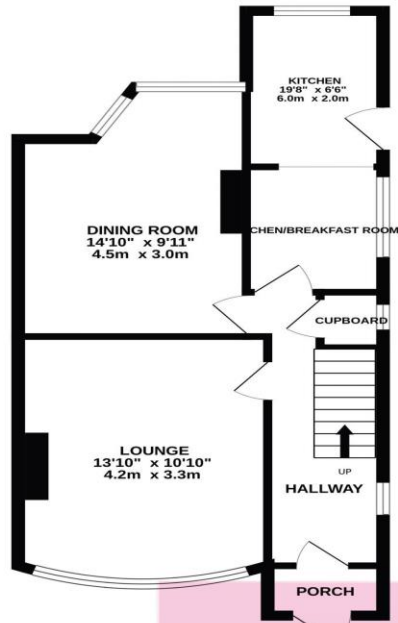
Tiled flooring, ceiling light point, tiled walls, double glazed window to the rear, wall mounted towel radiator, wall mounted radiator, bath with shower over and handwash basin.

Outside

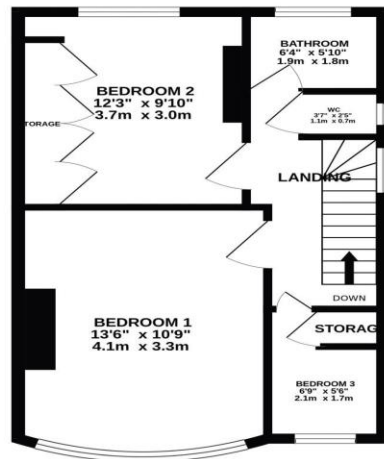
To the front of the property there is a low maintenance garden sat behind a concrete wall and hedge with a driveway leading down the side of the property to the detached garage secured by double iron gates at the front. To the rear there is a spacious rear garden with a paved patio, large lawn area and mature flower beds.



GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 872sq.ft. (81.0 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)

129 Sylvan Avenue Timperley ALTRINCHAM WA15 6AE	Energy rating	Valid until: 19 May 2036
	D	Certificate number: 1715-1116-4002-0695-1502

Property type	Semi-detached house
Total floor area	81 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 B.

[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		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		