



Park Road, Timperley, WA15
Offers In Excess Of £735,000



Property Features

- Four Bedroom Semi-Detached Property
- 1/3 Acre Plot
- Large Rear Garden
- Two Reception Rooms
- Additional Loft Room
- Off-Road Parking
- Detached Garage
- In Catchment for Trafford Schools
- Sought-after Location
- Chain Free Sale

Full Description

This spacious four-bedroom semi-detached property sits on an impressive one-third of an acre plot, offering a substantial rear garden and excellent potential for family living. The property benefits from off-road parking for a minimum of four vehicles, along with a detached garage.

Inside, the home provides two reception rooms, a generous kitchen/breakfast room, a family bathroom, and an ensuite serving one of the bedrooms.

Situated in a sought-after location, the property is close to local amenities, including Timperley Village, the Metrolink, and excellent transport links, as well as being within reach of outstanding Trafford schools.

Although in need of some modernisation, this property offers a fantastic opportunity to create an ideal family home in a highly desirable area, with generous space both inside and out.



ENTRANCE HALL

8' 5" x 13' 4" (2.58m x 4.08m)

The spacious entrance hall, accessed via the porch from the front garden, provides access to the living room, dining room, kitchen/breakfast room, downstairs WC, understairs storage cupboard, and the first-floor accommodation via a balustrade staircase. Features include carpet flooring, a double panel radiator, and a pendant light fitting.



LIVING ROOM

14' 3" x 13' 9" (4.35m x 4.20m)

The living room, located to the front of the property, benefits from a front-aspect uPVC double-glazed bay window. Additional features include carpet flooring, a gas fire with decorative surround, television point, two wall-mounted uplighters, a double panel bay radiator, and a pendant light fitting.



DINING ROOM

20' 2" x 11' 6" (6.17m x 3.51m)

The spacious dining room, located to the rear of the property, benefits from uPVC French doors opening onto the rear garden, along with rear and side-aspect uPVC double-glazed windows that flood the room with natural light. Additional features include carpet flooring, recessed spotlights, two double-panel radiators, a gas fire with decorative surround, two wall-mounted uplighters, and a television point.



KITCHEN/BREAKFAST ROOM

18' 4" x 15' 6" (5.61m x 4.74m)

The kitchen/breakfast room is a bright and welcoming space, filled with natural light from a side-aspect uPVC double-glazed bay window, an additional side-aspect window, a large rear-aspect uPVC double-glazed window, and a partially glazed uPVC door opening to the side of the property.

The kitchen is well appointed with a range of matching base and wall-mounted units, an integrated double oven, four-ring gas hob, integrated fridge freezer, dishwasher, and washing machine, along with a recessed stainless-steel double sink. Additional features include tiled flooring, strip lighting, and access to a useful storage cupboard housing the boiler.



DOWNSTAIRS WC

5' 4" x 4' 1" (1.63m x 1.25m)

The convenient downstairs WC, accessed via a partly stained-glass door from the entrance hall, features a front-aspect uPVC double-glazed window, low-level WC, wall-mounted hand wash basin, a pendant light fitting, tiled flooring, and partially tiled walls.



MASTER BEDROOM

14' 3" x 13' 8" (4.35m x 4.17m)

The master bedroom, located at the front of the property, benefits from a uPVC double-glazed bay window. Additional features include carpet flooring, two pendant light fittings, and two wall-mounted uplighters.



BEDROOM TWO

11' 3" x 10' 7" (3.43m x 3.24m)

Bedroom Two, located to the rear of the property, features a rear-aspect uPVC double-glazed window with views over the rear garden. Additional features include laminate flooring, a pendant light fitting, a double-panel radiator, and direct access to the ensuite shower room



ENSUITE

4' 3" x 4' 0" (1.31m x 1.22m)

The ensuite shower room, accessed via bedroom two, features a corner shower with a thermostatic shower system, a wall-mounted hand wash basin with under-storage, and a chrome heated towel rail. Additional features include recessed spotlights, laminate flooring, an extractor fan, and a shaver socket.



BEDROOM THREE

12' 1" x 11' 6" (3.70m x 3.53m)

Bedroom Three, located at the rear of the property, features a rear-aspect uPVC double-glazed window, carpet flooring, a pendant light fitting, two wall-mounted uplighters, and a double-panel radiator. It also provides access to a storage cupboard under the stairs leading to the loft.



BEDROOM FOUR

12' 2" x 8' 6" (3.72m x 2.60m)

Bedroom Four, located at the front of the property, features a front-aspect uPVC double-glazed window, carpet flooring, a double-panel radiator, and a pendant light fitting. The room also benefits from built-in furniture, including wardrobes, an over-bed cabinet, and a dressing table.



LOFT ROOM

19' 0" x 11' 5" (5.81m x 3.50m)

Situated on the second floor in the converted loft, features two large skylights that flood the room with natural light, carpet flooring, two pendant light fittings, two single-panel radiators, and two wall-mounted downlighters. The room also provides access to a spacious eaves storage cupboard.



BATHROOM

8' 11" x 8' 7" (2.72m x 2.62m)

The family bathroom, located on the first-floor landing, is fitted with a panelled bathtub, corner shower cubicle with thermostatic shower, and a vanity unit with built-in hand wash basin and low-level WC. The room is finished with recessed spotlights, tiled flooring and walls, a chrome heated towel rail, a double-panel radiator, and a side-aspect frosted uPVC double-glazed window.



EXTERNAL

The property is accessed from Park Road and offers ample off-road parking, secured on both sides by timber fencing and to the front by a mature hedge. A raised flower bed is planted with mature trees, shrubs, and plants, creating an attractive frontage, while a timber gate provides access to the rear garden.



The rear garden is exceptionally spacious and offers tremendous potential. Adjacent to the house is a paved patio area, ideal for outdoor entertaining, leading to a paved path/driveway that connects to the detached garage. The remainder of the garden is mainly laid to lawn and beautifully planted with mature shrubs, trees, plants, and flowers. Additional features include sheds and greenhouses with power, making this an ideal space for gardening enthusiasts or for creating a private family retreat.

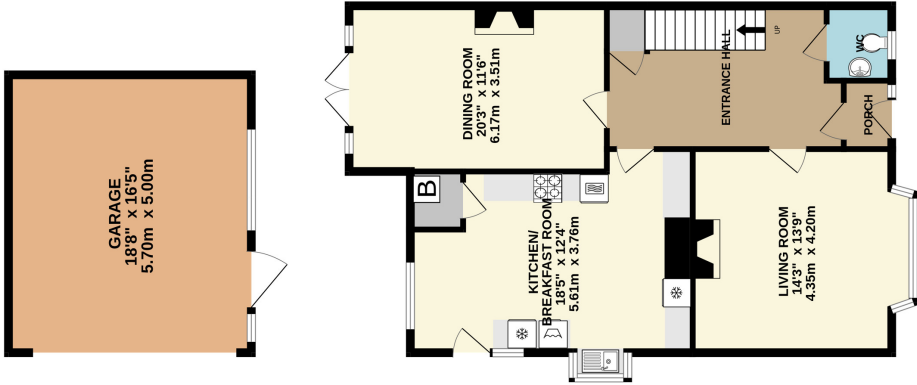


GARAGE

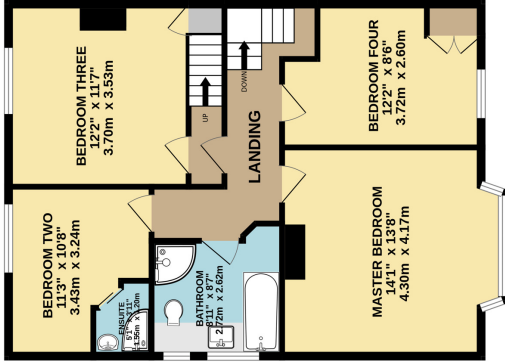
18' 8" x 19' 0" (5.70m x 5.81m)

The detached garage accessed at the end of the driveway in the rear garden features a garage door, uPVC side access door, uPVC double-glazed window, lighting and power.

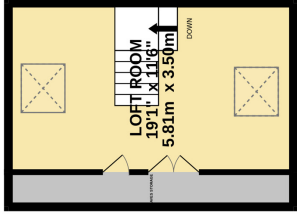
GROUND FLOOR
1118 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.6 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 2144 sq.ft. (199.1 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 area 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		73 C
55-68	D	68 D	
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 1927.
- 2. When did the current owners purchase this house?** The current owners purchased this house in August 1979.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant owner-occupier families.
- 4. Is this property sold freehold or leasehold?** The owners have advised that 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?** In this location, full-fibre broadband is available.
- 6. Which are the current owner's favourite aspects of this property?** The current owners have advised that their favourite aspects are the huge garden, which neighbouring children have affectionately called the "Fairy Garden", the spacious family home with plenty of room for entertaining, and the great community feel in and around Timperley.
- 7. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have had the boiler serviced in March 2025, and the electrics were last inspected in 2010. The current owners have advised that the boiler was newly installed around 2013.
- 8. How much is the council tax at this property?** The property is in Trafford Council and is a band E, which is currently £2,592.13 per annum.
- 9. Is there access to the loft space, and has it been boarded for storage?** The loft has been converted to accommodate a versatile room, with access to spacious eaves storage.
- 10. Are the current owners willing to sell any items of furniture?** Yes, the current owners have advised that all furniture is available for sale. Items to be included are all integrated appliances, the chest freezer and dryer in the garage, the futon in the fifth bedroom, all curtains, blinds, and light fittings, except one in the fourth bedroom.
- 11. Is there a chain associated with this sale?** No, the property is offered chain-free.