



\*\*\*\* 1930'S SEMI DETACHED FAMILY HOME WITH BAG LOADS OF POTENTIAL TO MODERNISE AND EXTEND (STPP) POSITIONED ON A GENEROUS CORNER PLOT WITH NO CHAIN \*\*\*\* This traditional home benefits from an entrance hallway, two reception rooms, galley kitchen, three bedrooms, a separate W.C, separate bathroom, new fuse box, new combi boiler, detached garage and driveway and gardens to the front, side and rear!!! The property is gas central heated and double glazed. Located within walking distance to Timperley Village, Timperley Metrolink, Heyes Lane Primary School, St Hughes Primary School PLUS local shops, fields, canal walks and excellent network and transport links. Properties in this area are always very popular due to the excellent location. Viewings are by appointment only and can be arranged by contacting the office.



### **Entrance Porch**

Composite door to the front, wooden door into the entrance hall way, electric and gas meter cupboards and new fuse box.

### **Entrance Hallway**

Wooden internal door with single glazing to the side and above, carpeted flooring, double glazed window to the side, ceiling light point, plug points, wall mounted radiator, under stairs storage and access to all ground floor rooms.

### **Lounge**

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

### **Dining room**

Carpeted flooring, double glazed window to the rear, ceiling light point, wall mounted radiator and plug points.

### **Kitchen**

Carpeted and tiled flooring, two double glazed windows one to the side and one to the rear, upvc door to the side, ceiling light point, plug points and new combi boiler fitted 2025. A range of wall and base units with roll top work surfaces, stainless steel sink with mixer tap and space for a cooker, under counter fridge and washing machine.

### **Bedroom One**

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

### **Bedroom Two**

Carpeted flooring, double glazed window to the rear, ceiling light point, wall mounted radiator and plug points.

### **Bedroom Three**

Floor bards, double glazed window to the front, ceiling light point, wall mounted radiator and plug points.

### **W.C**

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

### **Bathroom**

Carpeted flooring, tiled walls, double glazed window to the rear, ceiling light point, shaver socket. large walk in shower and hadnwash basin.

### **Outside**

Sat within a generous sunny corner plot with a large mature garden and driveway to the front, mature side garden with access to a detached garage and a garden to the rear with mature shrubs.



Thompson`s Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA  
Phone: 01615324455, Email: [hello@thompsonsestateagents.com](mailto:hello@thompsonsestateagents.com)  
[www.thompsonsestateagents.com](http://www.thompsonsestateagents.com)

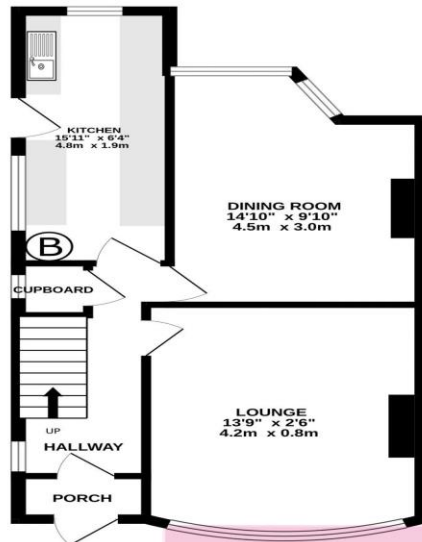


**Thompson's  
Estate Agents**

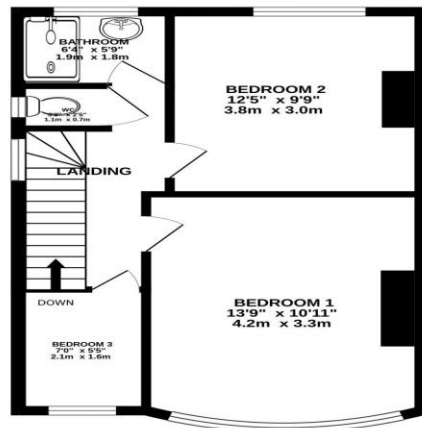
**Sylvan Avenue  
Timperley WA15 6AF**

**Offers in Excess of  
£340,000**

**GROUND FLOOR**  
456 sq.ft. (42.3 sq.m.) approx.



**1ST FLOOR**  
394 sq.ft. (36.6 sq.m.) approx.



**TOTAL FLOOR AREA : 850 sq.ft. (79.0 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.  
Made with Metropix ©2026

Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA  
Phone: 01615324455, Email: [hello@thompsonsestateagents.com](mailto:hello@thompsonsestateagents.com)  
[www.thompsonsestateagents.com](http://www.thompsonsestateagents.com)

# Energy performance certificate (EPC)

138 Sylvan Avenue Timperley ALTRINCHAM WA15 6AF	Energy rating <span style="font-size: 2em; font-weight: bold;">D</span>	Valid until: <span style="float: right;">18 August 2035</span>
		Certificate number: <span style="float: right;">9217-3053-3208-8535-8204</span>

Property type	Semi-detached house
Total floor area	84 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		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		