



**Thompson's  
Estate Agents**

**Fairywell Road  
Timperley WA15 6XB**

**Offers in Excess of  
£310.000**



\*\*\*\*\* Spacious TWO double bedroom end of terrace home located in a popular part of TIMPERLEY \*\*\*\*\* This LOVELY home benefits from a lounge, separate dining room, fitted kitchen, two well proportioned bedrooms, a four piece bathroom, driveway to the front for off road parking and a mature rear garden with a detached garage. A perfect home for first time buyers, a young family or buyers who are looking to downsize. Withing walking distance to Timperley Village and positioned close to excellent schooling, well kept parks and fantastic network links such as the Metrolink, bus routes, M60 and M56. The short walk to Timperley Metrolink opens easy access to Altrincham or Manchester and there are also trains to Stockport and Chester. Viewings are by appointment only and can be arranged by contacting the office.





### **Entrance Hallway**

Wooden door, double glazed window to the side, laminate flooring, ceiling light point, wall light point, wall mounted radiator, understairs storage and access to all ground floor rooms.

### **Lounge**

Carpeted flooring, ceiling light point, wall light point, large double glazed window to the front, wall mounted radiator, television point, plug points and coal/wood burning stove with tiled hearth.

### **Kitchen**

Fitted with a range of shaker style kitchen units with a roll top worksurface and tiled splash backs. Double glazed window to the rear, tiled flooring, ceiling light point and access into the dining room. Integrated gas hob and over head extractor, electric grill and oven and stainless steel sink with mixer tap with pull out hose. Space for a washing machine, dishwasher, fridge freezer and dryer.

### **Dining Room**

Carpeted floor, ceiling light point, double glazed patio doors to the side, wall mounted radiator, plug points and television point.

### **First Floor Landing**

Carpeted stairs and landing, ceiling light point, plug points and loft hatch access. The loft has a drop down ladder and lighting and is partially boarded.

### **Bedroom One**

Carpeted flooring, ceiling light point, large double glazed window to the front, wall mounted radiator, plug points, television points and floor to ceiling fitted wardrobes.

### **Bedroom Two**

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

### **Family Bathroom**

A modern fitted four piece bathroom comprising of a shower cubicle, bath, pedestal W.C, vanity hand wash basin and chrome hardware. Vinyl flooring, tiled walls, ceiling light point, double glazed window to the side and wall mounted radiator.

### **Externally**

To the front there is a paved driveway with a lawn to the side and wooden gates to access the rear garden. To the rear there is a paved patio area, raised concrete pool, lawned, detached garage and wooden gate for access onto Beech Field.



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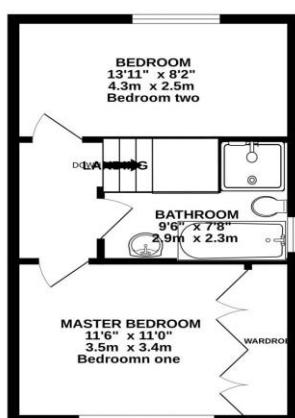
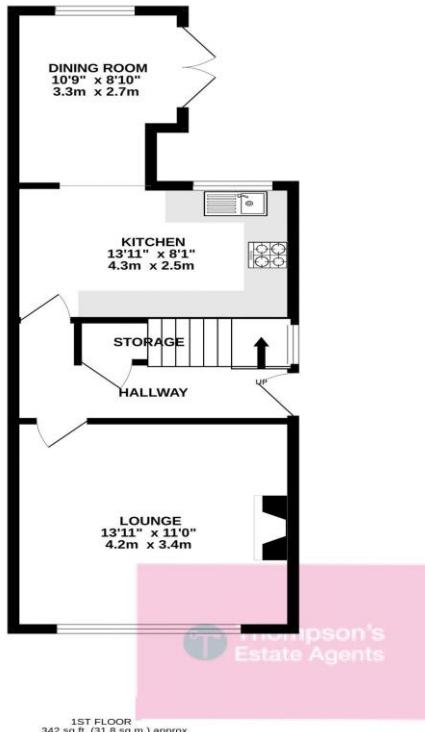
Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA  
Phone: 01615324455, Email: [hello@thompsonsestateagents.com](mailto:hello@thompsonsestateagents.com)  
[www.thompsonsestateagents.com](http://www.thompsonsestateagents.com)



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GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.2 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)

126 Fairywell Road  
Timperley  
ALTRINCHAM  
WA15 6XB

Energy rating

**D**

Valid until:

11 November 2035

Certificate number: 0730-3956-3209-6055-5200

Property type End-terrace house

Total floor area 78 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

