

\*\*\*\*\* Extended 1930's bay fronted semidetached home with canal views positioned within a quiet cul-de-sac sat within a popular pocket of Timperley \*\*\*\*\* This well kept home is ready for its next family and benefits from a welcoming entrance hallway with smart understairs storage, two reception rooms, an extended kitchen/diner, utility room, downstairs W.C, three well proportioned bedrooms with bedroom number three currently being used as a home office, a three piece bathroom with separate W.C, large driveway to the front suitable for off road parking for three vehicles, wall mounted EV charge with hidden lead, a South East facing spacious rear garden with Indian Stone patio, lawn and gate to access the canal toe path. This property still has plenty of potential to add your own stamp and to even extend (STPP). Located within walking distance to Park Road Academy, Timperley Metrolink, St Hughes Primary PLUS local shops, 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.



## **Porch**

Double glazed doors to the front, carpeted flooring, meter cupboards and internal door to the hallway.

## **Entrance Hallway**

1930's style internal door, with stained side panel glass and matching stained glass transom window. Laminate flooring with recessed carpet mat, ceiling light point, wall mounted radiator, carpeted stairs to the first floor, bespoke smart under stairs storage and access to all ground floor rooms.

## **Reception room 1**

Carpeted flooring, double glazed bay window to the front fitted with shutters, ceiling light point, wall mounted radiator, plug points, television point and bespoke fitted alcove cupboards and shelving.

## **Reception room 2**

Carpeted flooring, ceiling light point, double glazed window over looking the rear garden, wall mounted radiator, plug points and television point.

## **Kitchen/Diner**

Fitted with a range of 'J' handle wall and base unit cupboards with roll top work surfaces and matching upstands. Integrated dishwasher, electric oven and hob with over head extractor, sink with mixer tap and space for fridge/freezer. Laminate flooring, two ceiling light points, wall mounted radiator, double glazed window to the side and double glazed patio doors onto the rear garden.

## **Utility room**

Laminate flooring, ceiling light point, 'J' handle tall unit, under counter cupboard and roll top work surfaces with matching upstands. Stainless steel sink with mixer tap and space for washing machine. Wall mounted combi boiler. Access into the W.C.

## **W.C**

Laminate flooring, ceiling light point, double glazed window to the rear, pedestal W.C, corner hand wash basin with mixer tap and tiled splash back.

## **First Floor Landing**

Carpeted stairs and landing, double glazed window to the side, ceiling light point, loft hatch and access to all first floor bedrooms. Loft is boarded and has a light.

## **Bedroom One**

Double glazed bay window to the front, ceiling point, wall mounted radiator and plug points.

## **Bedroom Two**

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

## **Bedroom Three**

Carpeted flooring, double glazed window to the front, ceiling light point, wall mounted radiator and plug points. Currently used as a home office.

## **W.C**

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

## **Bathroom**

Three piece bathroom suite comprising of a bath, corner shower and vanity handwash basin. Vinyl flooring, ceiling light point, double glazed window to the rear, wall mounted towel radiator and half tiled walls.

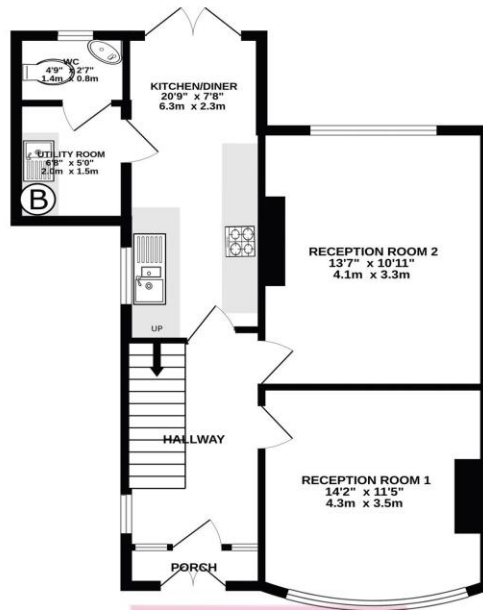
## **Outside**

To the front of the property there is a large tarmac driveway with edging paving stones suitable for off road parking for three cars, low maintenance shrubs, a wall mounted Anderson EV charger with hidden lead and wooden gate to access the rear garden. To the rear there is a South East facing garden with an 'L' shaped Indian Stone patio, a spacious lawn, outside tap, double socket, rear security light and raised beds with steps in the middle leading to a wooden gate to access the canal toe path.

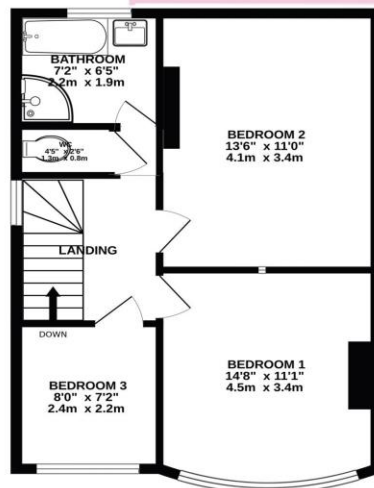




GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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