



Perry Road, Timperley, WA15

Asking Price of £450,000





# Property Features

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- Three Bedroom Semi-Detached House
- Off-Road Parking
- Double Glazed Throughout
- Large Rear Garden
- Catchment of Outstanding Schools
- Scope for Side or Rear Extension
- Two Reception Rooms
- Modern Bathroom and Kitchen
- Multifuel Stove in Lounge-Diner
- Quiet Road



# Full Description

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A three-bedroom semi-detached house with off-road parking and a generous rear garden. The property is located on a quiet road, a short walk from the amenities of Timperley town centre. The property offers scope for a side and rear extension if required. The property is within walking distance of Wellington School, Forest Preparatory School and Cloverlea Primary School.





## FAMILY ROOM

**12' 3" x 11' 0" (3.75m x 3.37m)**

The family sitting room is located at the front of the property and is accessed via a wooden door leading from the entrance hall. This room benefits from large uPVC double-glazed bay windows to the front aspect, carpeted flooring, a pendant light fitting, and a single-panelled radiator.



## LOUNGE-DINER

**17' 0" x 12' 7" (5.19m x 3.85m)**

The lounge diner is located to the rear of the property, with sliding uPVC double-glazed doors allowing access to the rear garden; a wooden door with glazed panels leads to the entrance hall, and wooden panelled doors lead to the kitchen and under-stairs storage cupboard. This room benefits from a multi-fuel stove and is fitted with engineered wood flooring, two pendant light fittings, a uPVC double-glazed window to the side aspect, and a single-panel radiator.



## KITCHEN

**8' 9" x 6' 1" (2.67m x 1.86m)**

The kitchen can be accessed off the lounge-diner and features matching base and eye-level wooden storage units, laminate flooring, a central light pendant, a uPVC double-glazed window to the rear aspect, a four-ring gas hob with extractor overhead, an oven, a stainless steel sink, part-tiled walls, and a door leading to the garden.





## MASTER BEDROOM

12' 6" x 10' 7" (3.82m x 3.23m)

The generously sized master bedroom can be accessed off the first-floor landing. The room offers carpeted flooring, a single-panel radiator, a central light pendant, and a uPVC double-glazed bay window to the front aspect, flooding the room with natural light.



## BEDROOM TWO

12' 7" x 10' 7" (3.84m x 3.25m)

The second double bedroom can also be accessed off the first-floor landing and benefits from carpeted flooring, a central light pendant, a single-panelled radiator and an uPVC double-glazed window to the rear aspect, offering views of the rear garden.



## BEDROOM THREE

7' 6" x 6' 0" (2.30m x 1.85m)

The third bedroom is a single bedroom, ideal for a child's bedroom or a home office. It is accessed off the first-floor landing and comprises carpeted flooring, a central light pendant, a single-panel radiator, and uPVC double-glazed windows to the front aspect.





## BATHROOM

9' 1" x 6' 0" (2.78m x 1.85m)

The modern family bathroom is located off the first-floor landing and is fitted with a panelled bath with a thermostatic chrome shower over, a pedestal hand wash basin, and a low-level WC. This room features laminate flooring, part-tiled walls, a ceiling mounted light fitting, an extractor fan, a wall-mounted chrome heated towel rail; and uPVC double-glazed frosted glass windows to the rear and side aspects. .



## EXTERNAL

To the front of the property, one will find a drive offering off-road parking for two vehicles. The front garden is partly enclosed by a low-level brick wall and offers a small lawned garden. There is ample room to the side of the property to allow for a side extension if required. From the front garden, one can access the rear garden via the side return, leading to the garage and rear garden.



At the rear of the property, there is a generous garden, which is largely laid to lawn. The rear garden offers a paved patio area adjacent to the property. The borders are stocked with mature shrubs and small trees, and the garden is enclosed by timber-panelled fencing on three sides.



GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

# COMMON QUESTIONS

- 1. When was this property built?** The owners have advised that the house was built in the 1930s.
- 2. Is this property freehold or leasehold?** The vendor has informed us that it is leasehold, with a ground rent of £5 per annum and no service charge. There are currently 910 years remaining on the lease.
- 3. How much do the utility bills cost at this house?** The current Council tax band for this property is band C, which is currently £1751.87 per annum. These rates can be revised annually, and some discounts are available. The current owners spend around £85 per month on utilities.
- 4. What is the internet speed like in this location?** The vendor has advised us that the broadband speed is very fast.
- 5. Which aspects of this property has the owner most enjoyed?** The current owners have shared that their favourite aspects of the house are that it's in a great location, they enjoy walking into the local village, and it is in a catchment area for the sought-after schools. They have also shared that the neighbourhood is friendly, and they have good neighbours.
- 6. Has the current owner carried out any work on this property?** The current owners put a new roof on the property in 2021.
- 7. Would the property benefit from a loft space for storage?** Yes, there is a loft hatch in the first-floor bathroom, and the loft is boarded for storage.