



Langdale Close, Timperley, WA15
Asking Price Of £550,000



Property Features

- Two Double Bedrooms and Occasional Third Bedroom
- Double Glazed Throughout
- Off-Road Parking for Two Vehicles
- Private West Facing Garden
- Scope for Extension
- Quiet Cul-De-Sac Location
- Within Catchment of Outstanding Schools
- Seven Minutes Walk to Metrolink Station and town centre
- Ground Floor WC
- Additional Ground Floor Shower Room

Full Description

This beautifully proportioned detached house offers two spacious double bedrooms and is nestled on a tranquil cul-de-sac in a highly sought-after location. Just a short walk from Altrincham Town Centre, local transport links, and within the catchment area for Trafford's schools, this property boasts a generous living space of approximately 1,594 square feet.

The ground floor comprises a welcoming lounge, a formal dining room, a well-appointed kitchen/breakfast room, a bright sunroom, and a versatile home office, currently used as an occasional third bedroom. Additionally, there is a convenient shower room and a separate WC. Upstairs, you will find two generous double bedrooms and a modern family bathroom, completing this delightful home.



ENTRANCE HALL

Upon entering the property from the front garden, you are greeted by a spacious entrance hall. The hall features luxury vinyl tile flooring, two pendant light fittings, a single-panel radiator, and a floor-to-ceiling uPVC double-glazed window to the side aspect. From the entrance hall, a carpeted staircase leads to the first-floor accommodation. Solid wood doors lead off the entrance hall to the lounge, dining room, kitchen/breakfast room, and the downstairs WC.



LOUNGE

20' 0" x 12' 0" (6.12m x 3.66m)

The spacious lounge is entered through a solid wood door from the entrance hall and is bathed in natural light thanks to dual-aspect uPVC double-glazed windows. The room features elegant luxury vinyl tile flooring, recessed spotlighting, and a double-panel radiator. It is also equipped with both television and internet connections.



DINING ROOM

12' 5" x 9' 8" (3.81m x 2.97m)

The dining room is also entered through a solid wood door from the entrance hall and features luxury vinyl tile flooring, a pendant light fitting, a single-panel radiator, and a double-glazed uPVC window to the rear aspect.



KITCHEN/BREAKFAST ROOM

20' 0" x 9' 6" (6.10m x 2.91m)

This generously sized kitchen/breakfast room is accessed from the entrance hall through a solid wood door. It boasts matching base and eye-level units, providing ample storage space. The kitchen is well-appointed with integrated appliances, including a dishwasher, a four-ring gas hob with an extractor fan, a double oven, a washing machine, and a fridge-freezer. The room is further enhanced by laminate flooring, strip spotlights, and a double-panel radiator. There is plenty of space for a dining table or breakfast bar. Additionally, the kitchen offers direct access to the sunroom and a versatile office that can also serve as a third bedroom.



DOWNSTAIRS WC

6' 5" x 2' 7" (1.96m x 0.81m)

The downstairs WC is accessed from the entrance hall through a solid wood door. The room features part-tiled walls and is complemented by luxury vinyl tile flooring. It also features a pendant light fitting, a low-level WC, a wall-mounted hand wash basin, a heated towel rail and a double-glazed uPVC to the side aspect.



SUNROOM

11' 10" x 9' 6" (3.61m x 2.91m)

The sunroom is conveniently accessed through an opening from the kitchen/breakfast room. This bright and inviting space is surrounded by uPVC windows on two sides, fitted with roller blinds, allowing ample natural light to flood the room while offering charming views of the gardens. The sunroom features cozy carpeted flooring and provides direct access to the garden through a glazed uPVC door.



BEDROOM THREE/OFFICE

12' 11" x 7' 8" (3.96m x 2.35m)

This versatile space is currently used as an office and an occasional guest bedroom. The room features matching base and eye-level storage units, with a built-in desk, carpeted flooring, a pendant light fitting, and three built-in cupboards with sliding doors, offering ample storage space. From this room, one can access a conveniently located downstairs shower room.



GROUND FLOOR SHOWER ROOM

7' 6" x 3' 3" (2.3m x 1m)

The convenient downstairs shower room is accessed off the office/third bedroom and is equipped with fully tiled walls, laminate flooring, a pendant light fitting, a low-level WC, a wall-mounted hand wash basin, and a walk-in thermostatic shower.



MASTER BEDROOM

15' 3" x 13' 3" (4.65m x 4.04m)

The spacious master bedroom, accessed from the first-floor landing, boasts dual-aspect double-glazed uPVC windows that fill the room with natural light. The room features carpeted flooring, a pendant light fitting, and a single-panel radiator. It also benefits from fitted wardrobes and eaves storage cupboards, providing ample storage space.



BEDROOM TWO

11' 10" x 11' 1" (3.63m x 3.38m)

The second double bedroom is accessed from the first-floor landing. It features carpeted flooring, a pendant light fitting, a single-panel radiator, and a double-glazed uPVC window with a side aspect. The room comfortably accommodates a double bed and offers ample storage with eaves storage cupboards. Additionally, there is a storage cupboard that houses the boiler.



BATHROOM

9' 8" x 7' 5" (2.97m x 2.28m)

The family bathroom, located off the first-floor landing, offers a generous and well-appointed space. It features fully tiled walls, laminate flooring, and a single-panel radiator. The bathroom is equipped with a low-level WC, a wall-mounted hand wash basin, a shaving socket, and a walk-in shower cubicle with glazed sliding doors and electric thermostatic shower system. Additionally, a frosted double-glazed uPVC window to the side aspect provides privacy while allowing natural light to brighten the room.



EXTERNAL

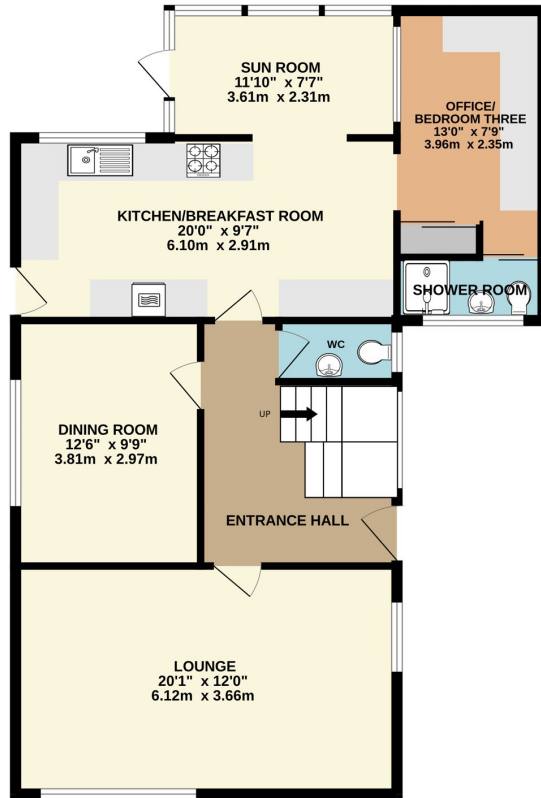
This property benefits from garden on three sides of the property with off-road parking to right side of the property. To the front of the property one will find a generous front garden which is largely laid to lawn, with borders stocked with mature shrubs and this is enclosed to the front aspect by a low-level brick wall. Adjacent to the house is a driveway which extends down the side of the property, allowing for off-road parking for two vehicles.



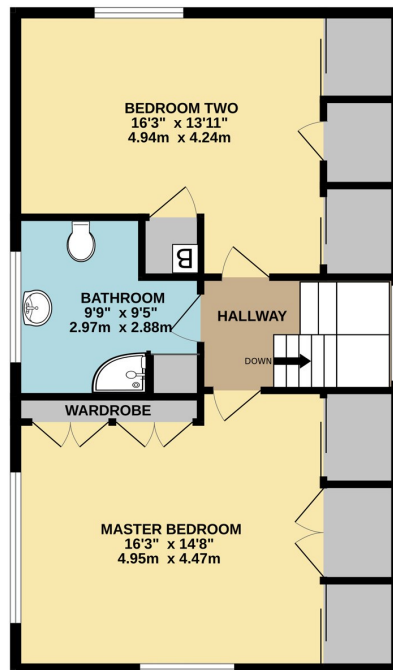
The garden is located to the south side of the property and is enclosed by timber panelled fencing and mature hedges to the boundary. The garden can be reached via a paved path leading from the front of the property or via doors from the kitchen-breakfast room and sunroom. The garden area is largely laid to lawn with a large paved seating area which extends to the rear of the property. At the rear of the property the garden is paved with a raised planting area and two timber storage sheds. The storage shed which is located to the rear of the sunroom is fitted with electrical points and lighting.



GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1594 sq.ft. (148.1 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

COMMON QUESTIONS

- 1. How much is the council tax for this property?** This property is a council tax band E, which in Trafford is currently £2408.84 per annum. Some discounts are available depending on your circumstances.
- 2. Has the boiler been served recently?** The boiler is around 6 years old and serviced annually.
- 3. Is this property freehold or leasehold?** The vendor has advised us that this property is sold freehold. This can be verified by your legal advisor.
- 4. When was the property constructed?** The vendor has informed us that the property was built in 1974.
- 5. Would the vendors be willing to break the chain and move into rented accommodation?** The vendor has informed us that if required they would be willing to break the chain for the right buyer.
- 6. Who lives in the neighbouring houses are they rented or owner-occupied?** The vendor has advised us that the neighbours are all friendly, mature couples or individuals and all properties on the road are currently owner-occupied.
- 7. The vendor's three favourite aspects of the house?** The vendors enjoy the tranquillity in the garden, with high hedges for privacy and no noise, nice neighbours, and the house is conveniently located just a seven-minute walk to the town centre and Metrolink station, and the house is on the most desirable plot on the road.