



Delves Road, West Timperley, WA14
Asking Price of £1,900 pcm



Property Features

- Modern Four Bedroom Semi-Detached Property
- Three Bathrooms Including Two En Suite Bathrooms
- Open-plan Kitchen/Diner
- Private Rear Garden
- Separate Garage and Allocated Parking
- Two Further Reception Rooms
- Utility Room and Downstairs WC
- Sought-after Location
- Within Catchment of Trafford's Schools
- Available Immediately

Full Description

Located in a quiet cul-de-sac in the highly sought-after West Timperley area, this impressive four-bedroom, three-bathroom family home offers spacious and versatile accommodation throughout.

The property features a modern open-plan kitchen/diner, a first-floor lounge, and an additional flexible reception room ideal for a home office, playroom, or snug. There are four generously sized bedrooms, including two with en-suite bathrooms, as well as a contemporary family bathroom.

Externally, the home benefits from front and rear gardens, a garage, and off-road parking. Ideally positioned close to local amenities, the property falls within the catchment area for Trafford's outstanding schools and enjoys excellent transport links.



KITCHEN/DINER

17' 11" x 9' 3" (5.48m x 2.83m)

The kitchen/diner is accessed from the entrance hall and enjoys a bright dual-aspect design with uPVC double-glazed windows fitted with Venetian blinds, allowing an abundance of natural light. It features tiled flooring, multi-directional spotlights in the kitchen area, a separate pendant light over the dining space, and two single-panel radiators. The kitchen is fitted with a range of matching base and eye-level units, incorporating a recessed one-and-a-half-bowl stainless steel sink, a recessed four-ring gas hob with a stainless steel extractor hood above, an integrated oven and dishwasher, and a freestanding fridge-freezer.



RECEPTION ROOM

9' 5" x 9' 1" (2.89m x 2.77m)

The reception room on the ground floor is a versatile space, featuring a front aspect uPVC double-glazed window with a Venetian blind, carpeted flooring, a pendant light fitting, and a single panel radiator.



UTILITY ROOM

6' 7" x 6' 0" (2.02m x 1.85m)

The utility room is accessed from the kitchen/diner and is fitted with a range of base storage units incorporating a recessed stainless steel sink. It also houses the boiler and provides space for a washing machine. Finished with tiled flooring, part-tiled walls, a pendant light fitting and a single-panel radiator, the room offers practical functionality. The utility room also provides access to the downstairs WC and opens directly onto the rear garden via a uPVC door.



DOWNSTAIRS WC

6' 8" x 2' 6" (2.04m x 0.78m)

The convenient downstairs WC, located off the utility room, features a low-level WC, a wall-mounted hand-wash basin, and is finished with a pendant light fitting, tiled flooring, and a single-panel radiator.

LOUNGE

16' 10" x 10' 5" (5.14m x 3.19m)

The spacious first-floor lounge is accessed from the landing and enjoys a bright, airy feel, enhanced by three front-aspect uPVC double-glazed windows fitted with Venetian blinds that allow an abundance of natural light to flood the room. The space is finished with carpeted flooring, two pendant light fittings, and two single-panel radiators, creating a comfortable and welcoming living area.



BEDROOM ONE

11' 0" x 10' 9" (3.36m x 3.28m)

Bedroom one is located on the second floor with a uPVC double-glazed window to the front aspect, with fitted Venetian blinds. This bedroom offers built-in wardrobes, carpeted flooring, a pendant light fitting, a single-panel radiator, and a wooden-panelled door leading to the en-suite shower room.



ENSUITE

5' 9" x 5' 2" (1.77m x 1.58m)

The en suite shower room is located off bedroom one. The room comprises a pedestal hand-wash basin, a low-level WC, and a shower cubicle with a chrome thermostatic shower system. In addition, this room offers tile-effect laminate flooring, a ceiling-mounted light fitting, a single panel radiator, a shaving socket, and an extractor fan.



BEDROOM TWO

16' 10" x 10' 9" (5.15m x 3.30m)

Bedroom two is also located on the second floor, benefiting from three skylights that allow lots of natural light to flood the bedroom. This bedroom features carpeted flooring, two pendant light fittings, a single-panel radiator, and a wooden-panelled door leading to the en-suite shower room.



ENSUITE TWO

6' 5" x 5' 1" (1.97m x 1.55m)

The second en suite shower room is located off bedroom two. The room comprises a pedestal hand-wash basin, a low-level WC, and a shower cubicle with a chrome thermostatic shower system. In addition, this room offers tile flooring, recessed spotlighting, a chrome heated towel rail, a shaving socket, and an extractor fan.



BEDROOM THREE

9' 0" x 8' 5" (2.75m x 2.57m)

Bedroom three is located on the first floor with a uPVC double-glazed window to the rear aspect, with fitted Venetian blinds. This bedroom features carpeted flooring, a pendant light fitting, and a single-panel radiator.



BEDROOM FOUR

9' 6" x 7' 8" (2.91m x 2.35m)

Bedroom four is also located on the first floor, with a uPVC double-glazed window to the rear aspect and fitted Venetian blinds. This bedroom features carpeted flooring, a pendant light fitting, and a single-panel radiator.



BATHROOM

7' 0" x 5' 1" (2.14m x 1.56m)

The family bathroom, located on the first floor, comprises a panelled bathtub, a pedestal hand-wash basin, and a low-level WC. The bathroom also features a side aspect, uPVC double-glazed frosted window fitted with a roller blind. Additional features include a pendant light fitting, an extractor fan, a shaving socket, tile-effect laminate flooring, a tiled splashback, and a single-panel radiator.



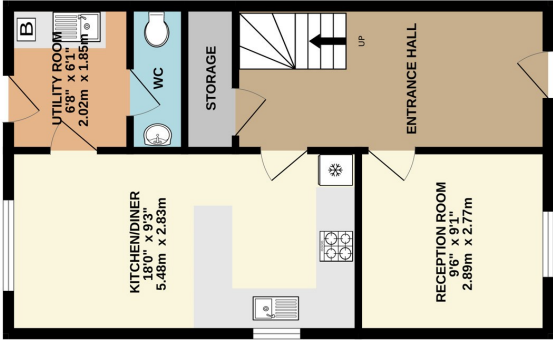
EXTERNAL

The property is approached via a paved pathway leading to the main entrance, bordered on either side by well-maintained lawned areas.

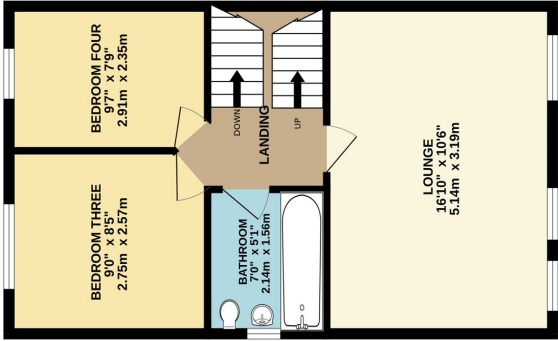
To the rear, the garden is enclosed on three sides by panelled fencing and is predominantly laid to lawn, complemented by a paved patio area ideal for outdoor seating. The rear garden provides access to the back of the property, as well as the garage and allocated parking area.



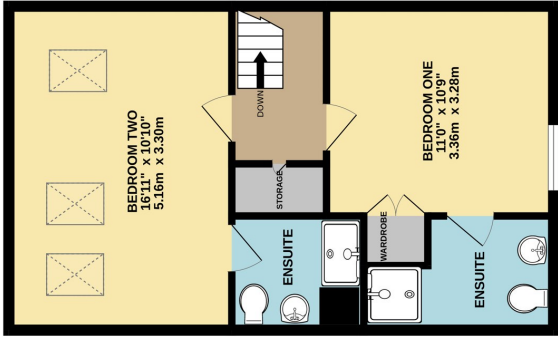
GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.

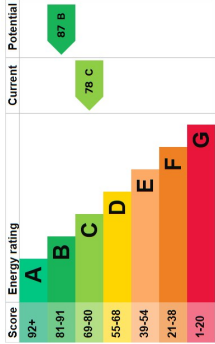


2ND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1633 sq.ft. (151.7 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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COMMON QUESTIONS

- 1. When is this property available to move into?** The property is available immediately.
- 2. Which items are included with this property?** The property is unfurnished, but comes with an integrated fridge-freezer, dishwasher, integrated oven, and a gas hob.
- 3. How much is the council tax for this property?** This property is Band D, which in Trafford Council is currently £2,120.84 per annum.
- 4. How much do I need to earn to rent this property?** At a rental price of £1900 pcm, a single working professional would need to be earning at least £57,000 per annum. Two working professionals could each earn £28,500 per annum.
- 5. How much is the deposit for this property?** The deposit is equivalent to 5 weeks' rent. Which at £1900 pcm is £2192.30.