



215 PARK ROAD, TIMPERLEY,
CHESHIRE, WA15 6UD

John N
Hilditch & Co



TOTAL FLOOR AREA : 310.3 sq.m. (3340 sq.ft.) 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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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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215 PARK ROAD TIMPERLEY



Set within walking distance of Timperley village, the sale of 215 Park Road offers a unique opportunity to purchase a substantial house with some extensive outbuildings and workshops in what was formerly an MOT Testing Station.

The house itself which is spread over four levels comprises an entrance hallway, bay fronted lounge, separate dining room, kitchen and utility room adjacent. At lower ground floor level are substantial cellars which could be converted to create additional living accommodation.

At first floor level are three bedrooms and two bathrooms, and at second floor level is a fourth bedroom.

Externally and sitting to the rear of the plot are two large garage/workshops which was formerly an MOT Station, which could be converted into a variety of uses.

Timperley village is literally within walking distance with its range of services, and Timperley Metro Station is within two/three minutes drive. Altrincham

with its wide range of shops is within five minutes drive. The International Airport and motorway system are also close at hand.

DIRECTIONS

From the centre of Timperley village proceed along Park Road where the property will be found almost immediately on the right.

GROUND FLOOR

- HALLWAY
- KITCHEN 23'11" x 11'11" (7.30 x 3.64)
- WC
- UTILITY ROOM
- DINING ROOM 11'11" x 11'10" (3.63 x 3.60)
- LIVING ROOM 16'5" x 13'3" (5.01 x 4.04)
- OFFICE 11'9" x 9'0" (3.59 x 2.74)

LOWER GROUND FLOOR

- CELLAR ONE 17'0" x 13'4" (5.18 x 4.06)
- CELLAR TWO 12'0" x 11'10" (3.67 x 3.61)

FIRST FLOOR & LANDING

- BEDROOM ONE 13'11" x 13'5" (4.25 x 4.08)
- BEDROOM TWO 12'4" x 11'10" (3.76 x 3.61)
- BEDROOM THREE 12'11" x 6'11" (3.93 x 2.11)
- SHOWER ROOM
- BATHROOM

SECOND FLOOR & LANDING

- BEDROOM FOUR 12'4" x 8'7" (3.77 x 2.62)

EXTERNALLY

- GARAGE 22'5" x 20'8" (6.82 x 6.30)
- WORKSHOP 34'1" x 18'0" (10.39 x 5.49)



SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

