



A well presented modern family home with no chain. This spacious three double bedroom home was built in 2016 and has recently undergone a loft conversion to make a 15FT master bedroom. This fantastic home is positioned on a quiet cul-de-sac, in a highly desirable development and benefits from a 15FT kitchen/diner, downstairs W.C, two allocated carparking spaces and a larger than average rear garden. This stunning property is ready to move straight into and viewings come highly recommended. Located within a short walk to Timperley and Navigation Metrolink, Timperley Village and Altrincham town centre. Plus excellent primary and secondary schools, local shops and network links. Properties on this development do not come up that often, so be sure to contact the office today to arrange your viewing.



Entrance Hallway

Wood effect door to the front, laminate flooring, ceiling light point, wall mounted radiator and stairs to the first floor.

Downstairs W.C 5' 8" x 3' 2" (1.717m x 0.954m)

Double glazed window to the front, laminate flooring, ceiling light point, wall mounted radiator, pedestal toilet, handwash basing with built in vanity unit and half tiled walls.

Lounge 14' 3" x 12' 6" (4.352m x 3.801m)

A light and airy spacious living room with a large double glazed window to the front, laminate flooring, ceiling light point, plug points, wiring for a wall mounted television and sunken shelf for Sky box. Large under stairs storage cupboard

Kitchen/Diner 15' 7" x 11' 3" (4.752m x 3.426m)

A fantastic space to spend time entertaining or as a family. With a fully fitted modern kitchen comprising of a range of wall and base units, with complimentary work surfaces and matching upstands, a tall pantry with pull out baskets, four ring gas cooker with overhead stainless steel extractor fan, electric oven, plug points, large stainless steel Caple sink with drainer unit and mixer tap. Ceiling spotlights over the kitchen and a ceiling light point over the dining area, double glazed window to the rear and double-glazed patio doors. Integrated dishwasher and washing machine and space for a fridge freezer.

First Floor Landing

Carpeted stairs, ceiling light point, wall mounted radiator and plug point.

Family Bathroom 6' 3" x 0' 9" (1.907m x 0.223m)

A contemporary and modern bath suite with bath with shower over, hand wash basin and pedestal toilet. Vinyl flooring, half tiled walls, ceiling spotlights, shaver socket, chrome wall mounted towel radiator and double glazed window to the rear

Bedroom 2 12' 8" x 9' 1" (3.873m x 2.7687m)

A spacious double bedroom with a double glazed window to the front, carpeted flooring, plug points, ceiling light point, wall mounted radiator and floor to ceiling built in wardrobes with sliding doors.

Bedroom 3 10' 0" x 9' 0" (3.058m x 2.750m)

A further large double bedroom with a double glazed window to the rear, carpeted flooring, ceiling light point, plug points and a wall mounted radiator.

Landing to second floor 9' 5" x 6' 3" (2.874m x 1.916m)

Previously the third bedroom, this has made way for the stairs to the second floor. Double glazed window to the front, ceiling light point, carpeted flooring, plug point and plenty of space for a desk to make the ideal office space. Under stairs storage.

Master bedroom 15' 8" x 11' 6" (4.765m x 3.502m)

A fully converted loft room providing a substantial master bedroom with a spectacular vaulted ceiling. Carpeted flooring, ceiling spotlights, plug points, two Velux windows with built in black out blinds, and made to measure storage. Plumbing in place for en-suite.

Externally

To the front there are two allocated car parking spaces and a path to the side to access the rear garden via a wooden gate. To the rear there is a larger than average rear garden with a large lawn and patio area.

Tenure - Freehold Council Tax Band C



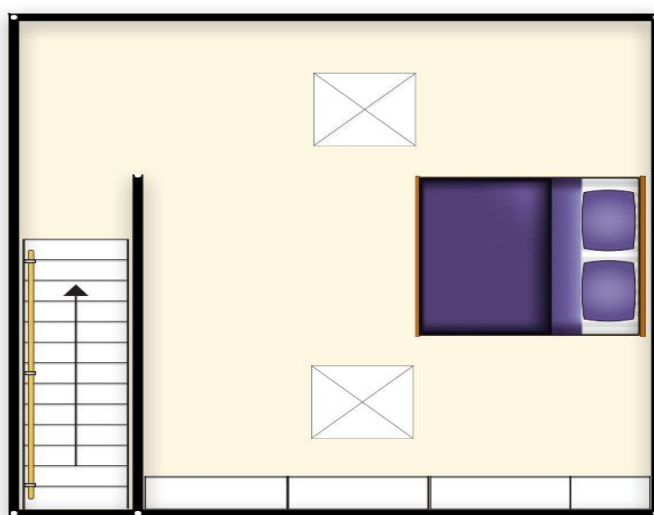
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Thompson's
Estate Agents

Meldrums Grove Timperley WA14 1AF



Energy performance certificate (EPC)

19, Meldrums Grove
Timperley
ALTRINCHAM
WA14 1AF

Energy rating

B

Valid until:

27 February 2027

Certificate number: **8493-7632-3510-0988-6922**

Property type

End-terrace house

Total floor area

77 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60