



\*\*\* An EXCEPTIONALLY PRESENTED AND EXTENDED SEMI-DETACHED FAMILY HOME \*\*\* This SPACIOUS three bedroom home is ready to pick your bags up and move straight into!!! Benefitting from an extended open plan kitchen/dining area measuring 18 FT with bi-folding doors onto the rear garden, a fully fitted brand new Wren kitchen including built in appliances, a utility room, downstairs W.C, modern fitted bathroom, converted loft room currently used as an office, a sunny rear garden and large driveway to the front. This STUNNING property is a credit to the current owners who have finished the property to the highest possible standards throughout and comes highly recommended for viewing! The property is gas central heated and double glazed throughout and benefits from solar panels (owned not rented) providing electricity generated by the panels. Perfectly located to Timperley Village with its array of café's, restaurants, shops, bars makes it the perfect stroll out. Additionally, well positioned close to excellent schooling, well kept parks and fantastic network links such as the Metrolink, bus routes, M60 and M56. The short walk to Timperley Metrolink opens easy access to Altrincham or Manchester and there are also trains to Stockport and Chester. If you are looking for a family home that you can pick your bags up and move in, I think you may have found it. Contact the office on for more information to arrange your viewing today!



### **Entrance Hallway**

Composite front door with double glazed window to the side. Herringbone Karndean flooring, black wall mounted radiator, ceiling light point, plug point and carpeted stairs to the first floor. Understairs storage cupboard and pull out storage draws.

### **Living Room 11' 10" x 11' 10" (3.609m x 3.602m)**

A beautifully presented and comfortable place to relax with the family. With a large double glazed window to the front, laminate flooring, ceiling light point, wall mounted radiator, plug points wall mounted TV point and bespoke fitted alcove cupboards and shelving.

### **Kitchen/dining room 18' 4" x 17' 9" (5.579m x 5.413m)**

A re-modelled and extended kitchen and dining area that is the heart of the house. With herringbone Karndean flooring continuing from the hallway, bi-folding doors with built in blinds opening up onto the rear garden, two Velux windows, three black wall mounted vertical radiators, ceiling spot lights, a ceiling light point over the cooker on the island, plug points and a television point. A fully fitted Wren shaker style kitchen finished in a light grey with a range of floor to ceiling cupboards and wall and base units including a pull out full size pantry, two ovens, dishwasher, wine cooler, black sink with black mixer tap with mirrored splash backs and a spacious island finished in a dark blue with contrasting worksurfaces with a breakfast bar, induction hob, undercounter cupboards and double plug point with USB ports.

### **Utility room 9' 0" x 4' 11" (2.739m x 1.507m)**

Herringbone Karndean flooring continuing from the kitchen/diner, composite door to the side, double glazed window to the rear, wall mounted black radiator, sink and mixer tap and ceiling spot lights. Shaker style base units with contrasting worksurface with space for a washer and a drier.

### **W.C 5' 0" x 3' 4" (1.522m x 1.015m)**

Herringbone Karndean flooring, ceiling spot lights, double glazed window to the front, half tiled walls, wall mounted handwash basin with black hardware, pedestal W.C and wall mounted black radiator.

### **First Floor Landing**

A light and airy landing with carpeted flooring, large double glazed window to the side, ceiling light point and access into the loft.

### **Master bedroom 10' 11" x 10' 8" (3.325m x 3.259m)**

A beautifully presented master bedroom with carpeted flooring, large double glazed window to the front, ceiling light point, plug points and half panelled wall.

### **Bedroom 2 10' 9" x 9' 4" (3.264m x 2.838m)**

A further double bedroom with carpeted flooring, large double glazed window over looking the garden, wall mounted radiator, plug points and ceiling light point.

### **Bedroom 3 7' 5" x 6' 8" (2.258m x 2.020m)**

A larger than average third bedroom. Bespoke fitted cabin style bed with under bed storage, wall light, ceiling spots, carpeted flooring, plug points, double glazed window to the front and anthracite paneled wall mounted radiator.

### **Family Bathroom 6' 6" x 7' 5" (1.978m x 2.258m)**

A beautiful stylish three piece bathroom with floor to ceiling grey tiles and complementary floor tiles. A 'P' shaped bath with overhead chrome shower, a recessed shower shelf, wall mounted sink with vanity unit and pedestal toilet. Two double glazed windows, ceiling spot lights and wall mounted anthracite towel radiator.

### **Externally**

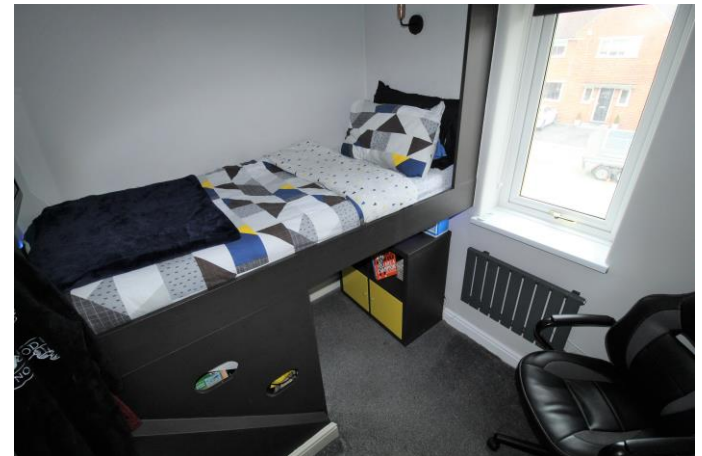
To the front of the property there is a large stone driveway suitable for off road parking for two cars with a wooden gate accessing the rear garden. To the rear there is turfed garden surrounded with a mature flower beds and a decking.

### **Loft Room**

Carpeted flooring, Velux window, plug points, ceiling spot lights, storage and a drop down ladder.

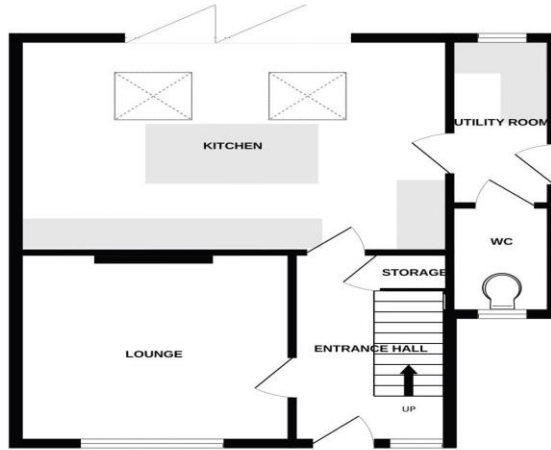




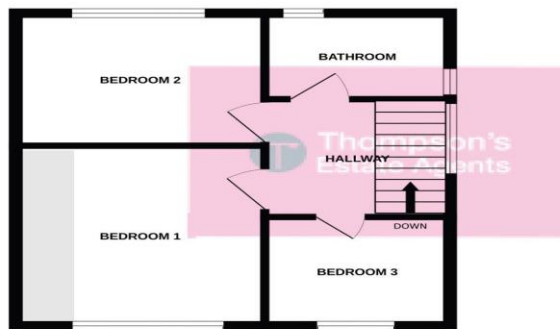




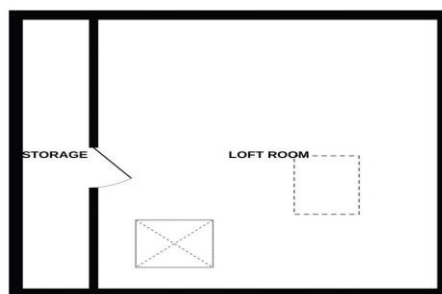
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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# Energy performance certificate (EPC)

77, Fairywell Road  
Timperley  
ALTRINCHAM  
WA15 6XB

Energy rating

C

Valid until: 14 November 2022

Certificate number: 8152-7229-0319-6335-2992

Property type

Semi-detached house

Total floor area

72 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	72   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