



***** Simply stunning, three bedroom bay fronted semi detached family home ready to pick your bags up and move straight into ***** This beautiful home has been carefully and sympathetically renovated, decorated and upgraded providing beautiful living spaces throughout. Comprising of a light and airy welcoming hallway, with a brand new composite front door, a spacious lounge, dining area, modern fitted kitchen, three well proportioned bedrooms and a modern fitted bathroom. Outside you will find a large double driveway and to the rear a large rear garden. Overlooking Heyes Lane Primary school and within walking distance to Timperley Metrolink and Timperley Village plus excellent network and transport links makes this property attractive to all buyers. Viewings are by appointment only and can be booked in by contacting the office!!



Entrance Porch

Decorative tiled flooring, ceiling light point and brand new composite front door with silver hardware.

Entrance Hallway

Composite door to the front with transom window above, Herringbone engineered oak wooden flooring, ceiling light point, cast iron radiator, double glazed window to the side, storage cupboard, plug points and understairs storage cupboards. Carpeted stairs to the first floor and access to all ground floor rooms.

Lounge

Herringbone engineered oak wooden flooring, large double glazed bay window to the front fitted with window shutters, bespoke fitted alcove cupboards and shelving and decorative fireplace with tiled hearth and mantel surround. Ceiling light point, cast iron radiator, television point (within alcove cupboard), plug points. Open plan into the dining room.

Dining Room

Herringbone engineered oak wooden flooring, double glazed patio doors onto the rear garden with double glazed side panels, column wall mounted electric radiator and plug points.

Kitchen

Fitted with a range of wall and base unit cupboards with roll top work surfaces and tiled splash backs. Integrates fridge freezer, wine rack, stainless steel sink with mixer tap, electric oven, four ring gas hob with over head extractor. Space for washing machine and dishwasher. Tiled flooring, ceiling spot lights, double glazed window to the side and rear, double glazed door to the rear, understairs storage cupboard, breakfast bar, wall mounted radiator and plug points.

First Floor Landing

Carpeted stairs and landing, ceiling light point and double glazed window to the side. Access to all rooms.

Bedroom One

Carpeted flooring, ceiling light point, two wall lights, double glazed window to the rear, column radiator and plug points.

Bedroom Two

Engineered wooden flooring, large double glazed bay window to the front fitted with shutters, ceiling light point, column radiator, plug points and fitted flooring to ceiling wardrobes.

Bathroom

A modern fitted three piece bathroom comprising of a pedestal W.C, wall mounted vanity handwash basin and bath with shower over. Matching tiled floor and walls with a contrasting Herringbone tiled splash back behind the shower, recessed shower shelf, wall mounted towel radiator, electric Velux window and gold hardware.

Externally

To the front of the property there is a large blocked paved driveway suitable for off road parking for two vehicles, and electric car charger and access to the rear garden via wooden gates. To the rear there is a huge rear garden with an Indian Stone and gravel patio, outside plug points, a huge lawn area and a raised gravel patio and shed at the bottom of the garden.

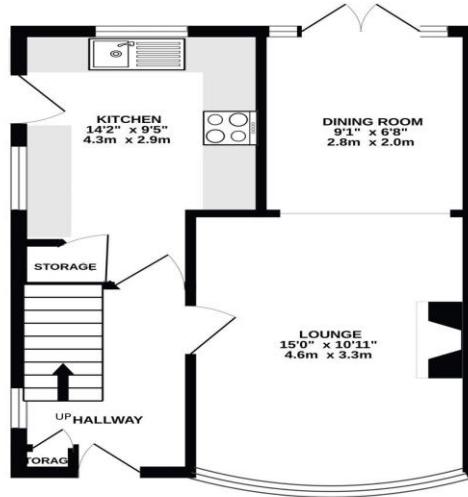




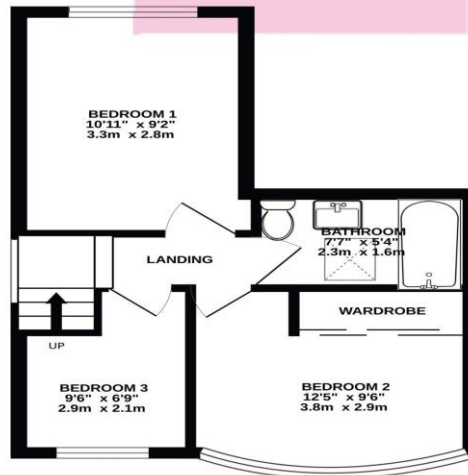
Thompson's
Estate Agents

Crofton Avenue
Timperley WA15 6BZ

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, , WA14 5FA
Phone: 01615324455, Fax: , Email: hello@thompsonsestateagents.com
www.thompsonsestateagents.com

Energy performance certificate (EPC)

57 Crofton Avenue
Timperley
ALTRINCHAM
WA15 6BZ

Energy rating

D

Valid until:

28 September 2035

Certificate number:

2435-6021-3500-0506-5222

Property type

Semi-detached house

Total floor area

67 square metres

Rules on letting this property

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

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 rating and score

This property's energy rating is D. It has the potential to be C.

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/2435-6021-3500-0506-5222?print=true>

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