



Completely re-designed, re-modelled and redeveloped to provide the optimum living space, finished to the highest standard with still the option to create further space with planning permission for a first floor extension. This truly unique bungalow has been carefully and sympathetically designed and updated by the current owners to provide the ultimate home for the modern family. Redefined to provide a stunning open plan living/kitchen/dining area with a bespoke fully fitted kitchen with high end fixtures and appliances, hidden walk in utility room, a separate lounge with bespoke media wall, home office, three well proportioned bedrooms, a large four piece bathroom, separate W.C, garage, wrap around private gardens and large driveway. Located within a popular part of Timperley, sat on a spacious corner plot overlooking Shaftesbury park and with just a short stroll into the Village this home not only offers an abundance of space and luxury but an ideal location for all types of buyers. Close by to excellent schooling, network links, Manchester Airport and Wythenshawe hospital. An immaculate home ready for you to pick your bags up and move straight in.



Entrance vestibule

Composite door and double glazed opaque glass window to the front, herringbone Amtico flooring and ceiling spot lights.

W.C

LVT flooring, ceiling light point, double glazed window to the front, wall mounted radiator, pedestal W.C, vanity handwash basin and tiled splash back.

Lounge

Carpeted flooring, ceiling light point, wall mounted radiator, double glazed window to the front and double glazed patio doors to the side. Bespoke fitted media wall with Oak slat chimney breast complete with recess for a television and built in electric fire place. Bespoke alcove low level cupboards, push to open draws and shelving with down lighting.

Kitchen/Dining/Lounge

Amtico herringbone flooring, ceiling spot lights, ceiling Bluetooth speakers, two ceiling pendant lights, large Velux window, Bi-folding doors onto the rear garden, plug points, two vertical wall mounted radiator and wood burning stove, hearth and bespoke built in log storage cupboard. Kitchen - Fitted with a range of floor to ceiling shaker style units with black handles, contrasting Walnut low level units and 80mm solid porcelain worktops. Integrated sunken stainless steel sink with black Quooker tap, 80mm solid porcelain worktop, with matching upstands, splash back and two down lighters. Push to open dishwasher, three compartment recycling draw, Neff combi oven, Neff self cleaning hide and slide oven and warming draw. Fisher and Paykel fridge and pull out freezer with additional storage. Double pantry with shelving, wine glass racks, spice racks and plug points. Matching island with removable bunk seating, recessed induction Bora hob with built in central extractor, recessed evoline back flip plug sockets, 80mm solid porcelain worktop and nine Walnut under work top draws.

Walk in hidden utility room

Shaker style double doors with bespoke floor to ceiling shelving, LVT flooring, ceiling spot lights, double glazed window to the front and to the side. Fitted with low level units with plenty of storage, pull out ironing board and Quartz work tops, sunk sink and mixer tap. Space for washing machine and tumble dryer

Office

Carpeted flooring, ceiling light point, double glazed window to the side, vertical wall mounted radiator and plug points. Bespoke fitted office furniture including desk, undercounter storage cupboards and eye level shelving.

Master bedroom

Carpeted flooring, double glazed window to the side ceiling light point, wall mounted radiator, television point and plug points. Bespoke fitted bedside tables, chest of draws, two shaker style and mirrored double wardrobes and shelving.

Bedroom two

Carpeted flooring, ceiling light point, double glazed window to the side, wall mounted radiator and plug points.

Bedroom three

Carpeted flooring, ceiling light point, double glazed window to the side, wall mounted radiator, plug points and bespoke fitted floor to ceiling triple wardrobes.

Family Bathroom

Four piece bathroom comprising of a double walk in shower with extra large shower head, hand held shower head and recessed shelving. Bath with wall mounted waterfall tap, pedestal W.C, counter top handwash basin with wall mounted taps. Fully tiled in Carrera white marble effect tiles with contrasting blue marble shower splash back and black edging. Ceiling spot lights, double glazed opaque window to the side and black wall mounted towel radiator.

Garage

Integral garage with an up and over door to the front used for additional storage.

Externally

Sit on a spacious plot surrounded by mature hedges and bushes with a large block paved driveway to the front for off road parking for multiple vehicles, single wooden gate to the side and a wooden picket fence and gate to the side to the other side to access to the wrap around garden where you will find a large lawned area and Indian stone patio.

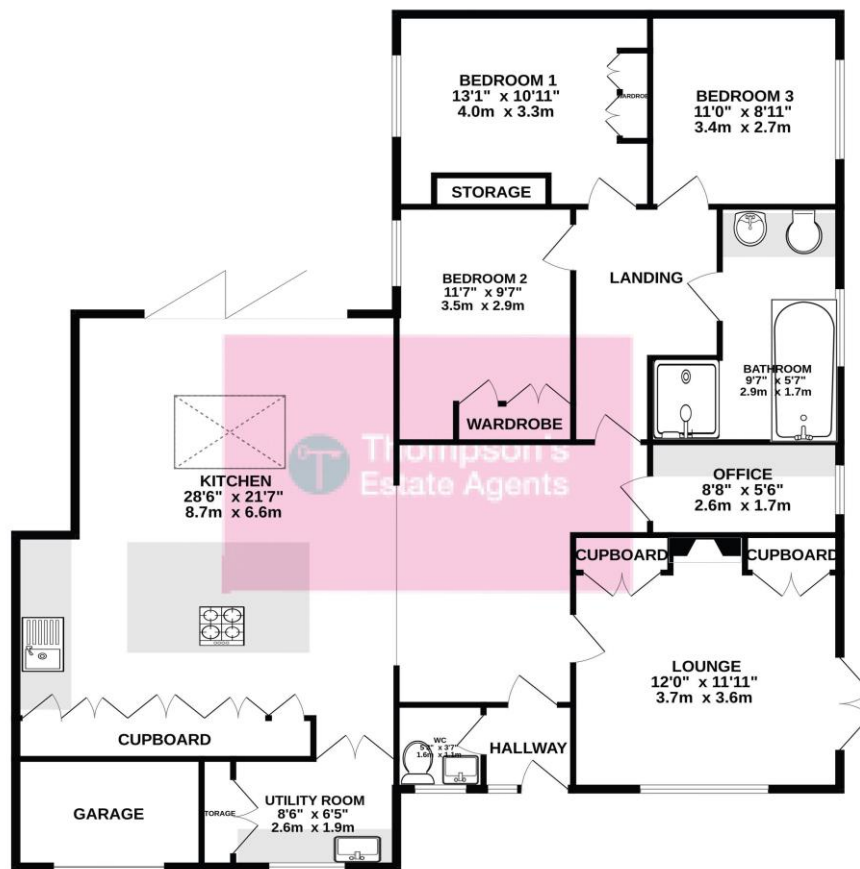




**Thompson's
Estate Agents**

Greenhill Road
Timperley WA15 7BQ

GROUND FLOOR
2318 sq.ft. (215.4 sq.m.) approx.



TOTAL FLOOR AREA : 2318 sq.ft. (215.4 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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Energy performance certificate (EPC)

2 GREENHILL ROAD
TIMPERLEY
ALTRINCHAM
WA15 7BQ

Energy rating
C

Valid until: 7 July 2031

Certificate number: 0130-2563-0030-2109-7145

Property type: Detached bungalow
Total floor area: 98 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 C. It has the potential to be B.

[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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		