



Harwell Road, West Timperley, WA14
Offers in Excess of £650,000



Property Features

- Five Double Bedroom Town House
- Four Bathrooms and Downstairs WC
- Off-Road Parking and Garage
- Access to and Views Over National Trust Parkland
- Quiet Cul-De-Sac Location
- Private Front and Rear Garden
- Energy Efficient Design
- Modern Open Plan Kitchen-Diner
- Separate Utility Room
- Sought-after Location



Full Description

Five double bedroom town house, with off-road parking and a garage. This property is located on the edge of the Stamford Brook Estate with views over the National Trust parkland and access from the rear of the garden. The property has been extended to add a large double bedroom with an ensuite and dressing room on the top floor. With four further bedrooms on the first and second floors. The property benefits from a front and rear garden with side access and is located in a quiet cul-de-sac.



FAMILY ROOM

14' 1" x 11' 3" (4.30m x 3.44m)

This room is located at the front of the property with hardwood-framed double-glazed bay windows to the front aspect, fitted with horizontal blinds. This space is fitted with carpeted flooring, pendant light fittings, a double panel radiator, a television and telephone points. This room offers a door leading into the entrance hall.



KITCHEN/DINER

18' 6" x 12' 1" (5.65m x 3.70m)

The kitchen-diner is located off the entrance hall and offers hard hardwood-framed double-glazed door to the rear garden, in addition to two hardwood-framed double-glazed windows. The kitchen is fitted with a range of matching base and eye-level storage units with solid worktops over, recessed sink with chrome mixer tap over, recessed induction hob with extractor hood over, integrated double oven, recessed dishwasher and space for freestanding American-style fridge-freezer. This room also offers LVT tile effect flooring, a double panel radiator, recessed spotlighting and a pendant light fitting. From this room, you can also access the utility room.



Adjacent to the kitchen in the entrance hall one has access to an understairs storage cupboard, ideal for storage of coats and shoes, as well as the ground floor WC.

UTILITY ROOM

5' 10" x 5' 0" (1.80m x 1.53m)

Located off the kitchen, the convenient utility room offers space and plumbing for a washing machine and tumble dryer. This room is fitted with a base-level storage unit, a recessed stainless steel sink, LVT tile effect flooring, and a pendant light fitting.



DOWNSTAIRS WC

3' 3" x 5' 0" (1.01m x 1.53m)

Located off the entrance hall, the convenient downstairs WC offers a low-level WC, pedestal hand wash basin, ceiling mounted light fitting, single panel radiator, and LVT tile effect flooring.



LOUNGE

18' 7" x 11' 9" (5.67m x 3.60m)

The family lounge is located off the first-floor landing with hardwood-framed double-glazed French doors onto a Juliette balcony and two additional hardwood-framed double-glazed windows overlooking the rear garden and National Trust land beyond. This room is fitted with carpeted flooring, two pendant light fittings, a double panel radiator, a television and a telephone point.



MASTER BEDROOM

17' 8" x 14' 9" (5.40m x 4.50m)

The master bedroom is located on the third floor, with two hardwood-framed double-glazed windows to the rear aspect, fitted with electric, remote-controlled blinds, with stunning views over the National Trust land. This room comprises carpeted flooring, a pendant light fitting, air conditioning, a television and telephone points, and access to an ensuite shower room and walk-in wardrobe.



The walk-in wardrobe is fitted with a range of fitted wardrobes, draws and a dressing table. This room is fitted with carpeted flooring, recessed spotlighting and a frosted glass hardwood-framed double glazed window to the front aspect.



ENSUITE

7' 3" x 8' 6" (2.22m x 2.60m)

The en suite shower room is located off the master bedroom on the third floor. This space features a Velux skylight, a hand wash basin with storage underneath, a low-level Vitra V-Care smart toilet, a walk-in shower cubicle with glazed screen and chrome thermostatic shower system. It is finished with luxury vinyl tile flooring, part-tiled walls, recessed spotlighting, a heated towel rail, and an extractor fan.



BEDROOM TWO

11' 10" x 10' 9" (3.61m x 3.28m)

Bedroom Two is located on the second floor and features a front-aspect, hardwood-framed, double-glazed window fitted with Roman blinds. Additional features include carpeted flooring, a pendant light fitting, a single-panel radiator, and built-in wardrobes. Bedroom Two also has direct access to an ensuite shower room.



ENSUITE

6' 8" x 4' 8" (2.05m x 1.44m)

Accessed directly from Bedroom Two, the ensuite shower room features a hardwood-framed, double-glazed frosted window to the front aspect, fitted with a Venetian blind. Fixtures include a low-level WC, a pedestal hand wash basin, and a shower cubicle with a glazed screen and chrome thermostatic shower system. The room is finished with part-tiled walls, vinyl flooring, recessed spotlighting, a heated towel rail, and a shaving socket.



BEDROOM THREE

12' 11" x 11' 8" (3.96m x 3.57m)

Bedroom Three is located on the first floor and features a front aspect, hardwood-framed, double-glazed French doors onto a Juliette balcony. Additional features include carpeted flooring, a pendant light fitting, a single-panel radiator, and built-in wardrobes. Bedroom Three also has direct access to an ensuite shower room.



ENSUITE

7' 1" x 4' 9" (2.18m x 1.46m)

Accessed directly from Bedroom Three, the ensuite shower room features a hardwood-framed, double-glazed frosted window to the front aspect, fitted with a Venetian blind. Fixtures include a low-level WC, a pedestal hand wash basin, and a shower cubicle with a glazed screen and chrome thermostatic shower system. The room is finished with part-tiled walls, vinyl flooring, ceiling-mounted light fitting, a heated towel rail, and a shaving socket.



BEDROOM FOUR

12' 0" x 9' 0" (3.68m x 2.75m)

Bedroom Four is located on the second floor and features a rear aspect hardwood-framed double-glazed window, carpeted flooring, a pendant light fitting, and a single-panel radiator.



BEDROOM FIVE

11' 10" x 9' 1" (3.63m x 2.77m)

Bedroom Five is also located on the second floor and features a rear aspect hardwood-framed double-glazed window fitted with a Venetian blind, carpeted flooring, a pendant light fitting, and a single-panel radiator.



BATHROOM

6' 5" x 5' 2" (1.98m x 1.58m)

The family bathroom is located on the second floor, and features a low-level WC, a pedestal hand wash basin, a panelled bathtub, with a glazed screen and a chrome mixer tap with shower extension. The room is finished with vinyl flooring, ceiling-mounted light fitting, part-tiled walls, a single-panel radiator, and a shaving socket.



WC

5' 10" x 3' 4" (1.80m x 1.04m)

The WC on the first floor features a low-level WC, a pedestal hand wash basin with a tiled splash back, vinyl flooring, and a pendant light fitting.



EXTERNAL

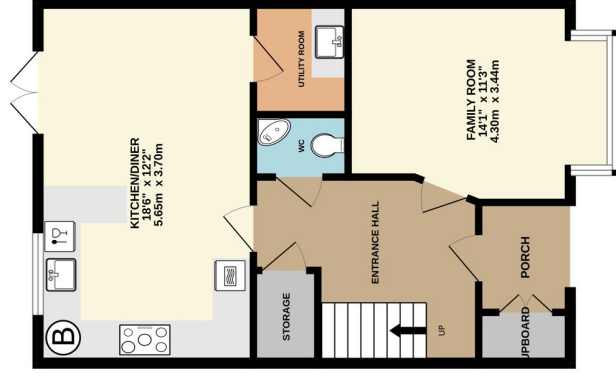
To the front of the property, one will find an enclosed lawned garden which is accessed via a timber gate and enclosed on either side by mature hedges, the house is reached via a cobbled path which extends to the front of the house to allow for a dining area. From the front garden a side path, secured by a timber gate, allows access to the rear of the property.

The rear garden is enclosed on three sides by a timber-panelled fence and features a combination of flagstone paving and raised railway sleeper planters, filled with mature trees and established shrubs. A gate at the rear of the garden provides direct access to National Trust land, offering uninterrupted views of the surrounding landscape.

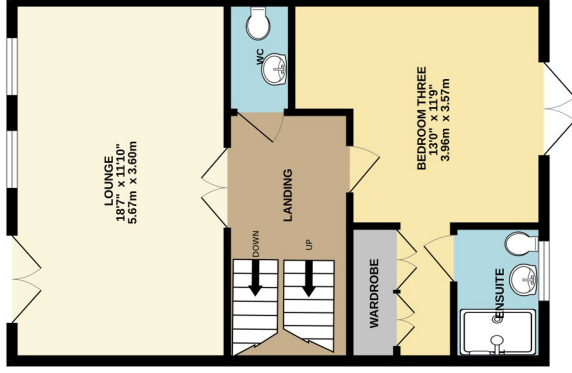


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

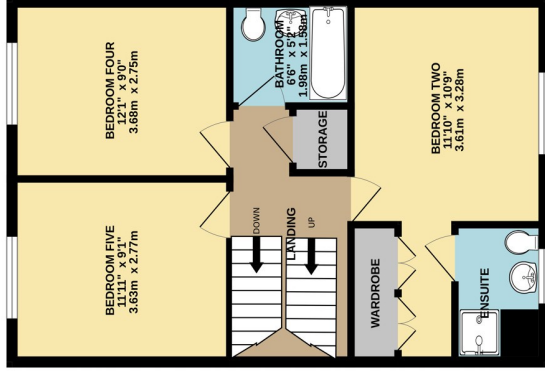
GROUND FLOOR
555 sq.ft. (61.5 sq.m.) approx.



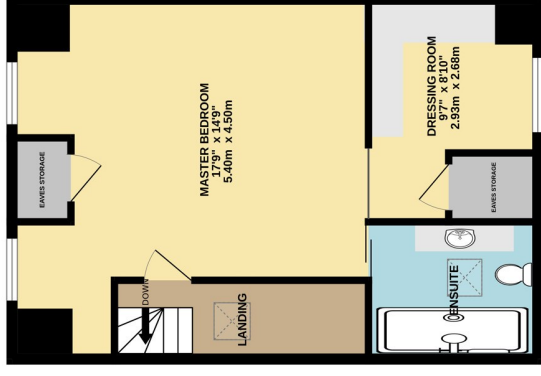
1ST FLOOR
539 sq.ft. (60.1 sq.m.) approx.



2ND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



3RD FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 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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COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in 2006.
- 2. When did the current owners purchase this house?** The current owners purchased this house in September 2017.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant owner-occupiers with children.
- 4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold. Your legal advisor will be able to confirm this information. These houses sit on National Trust land and pay an annual contribution to the upkeep of the land, this was £203.35 for 2024-2025.
- 5. What is the internet speed like in this location?** In this location, full fibre is available.
- 6. Has any work been carried out at this property?** Yes, the loft space has been converted to create a master bedroom, dressing room and ensuite. The vendor has confirmed that building control sign off and planning permission were obtained.
- 7. What are the current owner's favourite aspects of this property?** The current owners have advised that they have enjoyed the amazing views, with the quiet and private space, National Trust land behind for easy access to dog walks, and the generous bedrooms, with three having access to en-suite bathrooms.
- 8. Have the owners had the boiler inspected recently?** Yes, the current owners have advised that the boiler is serviced annually.
- 9. How much is the council tax at this property?** The property is in Trafford Council and is band E, which is currently £2,592.13 per annum.