



Parkgate Road, West Timperley, WA14

Offers in the Region of £550,000



# Property Features

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- Four Bedroom End of Terrace House
- Modernised to a High Specification
- Open-plan Kitchen/Diner
- Private Rear Garden
- Off-Road Parking with a Detached Garage and EV Charging Point
- Two Bathrooms Including Ensuite
- Downstairs WC
- Air Conditioning in the Master Bedroom
- Access to National Trust Parkland from Development
- In Catchment for Trafford Schools

## Full Description

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Situated on a sought-after development and within the catchment area for Trafford schools, this beautifully presented four-bedroom end-terrace home offers spacious and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, separate lounge, modern open-plan kitchen/diner, and a convenient downstairs WC. On the first floor are three well-proportioned bedrooms, including a principal bedroom with an ensuite shower room, as well as a contemporary family bathroom. The second floor is occupied by a large, air-conditioned bedroom with a convenient walk-in wardrobe.

Externally, the property benefits from a private rear garden, off-road parking, a detached garage, and an EV charging point.

Ideally located close to local amenities, transport links, and excellent schools, this attractive family home combines modern living with a highly desirable location.



## LOUNGE

16' 8" x 10' 5" (5.09m x 3.19m)

The spacious lounge is positioned at the front of the property and enjoys plenty of natural light through a hardwood-framed double-glazed window fitted with Venetian blinds. Beautifully presented, the room features stylish LVT flooring, a pendant light fitting, a television point, and a single-panel radiator, creating a comfortable and inviting space for relaxation and everyday living.



## KITCHEN/DINER

10' 9" x 18' 0" (3.28m x 5.49m)

The bright and spacious kitchen/diner is located at the rear of the property and enjoys views over the rear garden through a hardwood-framed double-glazed window and hardwood-framed French doors, both fitted with roller blinds.

The contemporary kitchen is fitted with a range of stylish shaker-style wall and base units, complemented by quartz work surfaces and an inset sink. Integrated appliances include an oven, a four-ring gas hob with a stainless steel extractor hood, a dishwasher, a fridge/freezer, a washing machine, and a microwave.

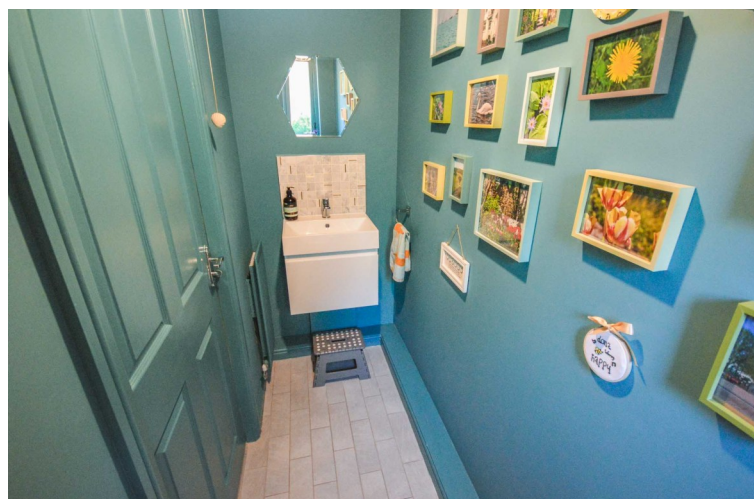
Providing ample space for both dining and entertaining, the room is finished with attractive LVT flooring, two pendant light fittings, and a double-panel radiator, creating a practical and sociable heart of the home.



## DOWNSTAIRS WC

8' 10" x 2' 7" (2.71m x 0.79m)

The convenient downstairs WC is fitted with a low-level WC and a contemporary wall-mounted wash hand basin with useful storage beneath. A front-aspect hardwood-framed double-glazed frosted window provides natural light while maintaining privacy. The room is finished with attractive metro-tile style flooring, a stylish vertical panel radiator, and a pendant light fitting.



## BEDROOM TWO

13' 1" x 10' 6" (4.00m x 3.21m)

Bedroom Two is located at the front of the property on the first floor and enjoys plenty of natural light through a hardwood-framed double-glazed window fitted with Venetian blinds. The well-proportioned room benefits from a built-in wardrobe, attractive LVT flooring, a single-panel radiator, and ceiling-mounted multi-directional spotlights. The room also benefits from access to a convenient en-suite shower room.



## EN SUITE

2' 9" x 7' 10" (0.85m x 2.41m)

The ensuite shower room, accessed directly from Bedroom Two, comprises a low-level WC, a pedestal wash hand basin, and a shower cubicle with glazed screen and thermostatic shower system. The room is finished with tiled flooring and part-tiled walls, complemented by a single-panel radiator and a ceiling-mounted light fitting, creating a clean and contemporary finish.



## BEDROOM THREE

10' 9" x 10' 6" (3.30m x 3.21m)

Bedroom Three is located on the first floor to the rear of the property and is another well-proportioned double bedroom. The room benefits from a rear-aspect hardwood-framed double-glazed window fitted with Venetian blinds, offering pleasant views over the rear garden.

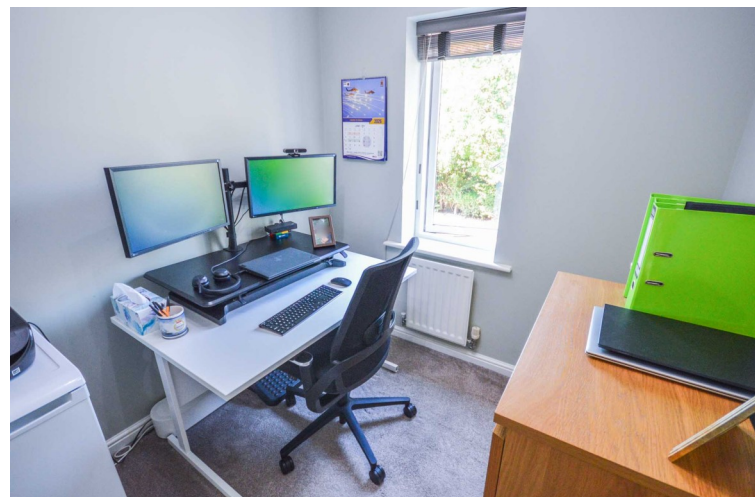


The bedroom is finished with carpeted flooring and includes built-in wardrobes, a pendant light fitting, and a single-panel radiator, providing a comfortable and practical space.

## BEDROOM FOUR

8' 6" x 6' 7" (2.60m x 2.03m)

Bedroom Four is located on the first floor at the front of the property and is a well-proportioned single room, currently being utilised as a home office. The room benefits from a front-aspect hardwood-framed double-glazed window fitted with Venetian blinds, allowing for plenty of natural light.



## BATHROOM

7' 5" x 6' 6" (2.27m x 2.00m)

The family bathroom, located on the first-floor landing, is fitted with a rear-aspect hardwood-framed double-glazed frosted glass window, providing both natural light and privacy. The suite comprises a low-level WC, a pedestal hand-wash basin, and a panelled bathtub with a chrome mixer tap and shower attachment. The room is finished with tiled flooring, part-tiled walls, a single-panel radiator, and a shaving socket, creating a practical and well-presented bathroom.



## MASTER BEDROOM

18' 3" x 14' 7" (5.57m x 4.47m)

The master bedroom is a generous and impressive space located on the second floor, filled with natural light from two Velux skylights fitted with integrated blinds.



The room is finished with soft carpeted flooring and features partially wood-panelled walls, recessed spotlighting, and a wall-mounted air-conditioning unit for added comfort. Additional benefits include two single-panel radiators, a television point, and access to a walk-in wardrobe, creating a stylish and well-equipped principal suite.

## EXTERNAL

To the front of the property, a small paved pathway leads from Parkgate Road to the front entrance, framed by mature hedging which provides a pleasant sense of privacy and kerb appeal.

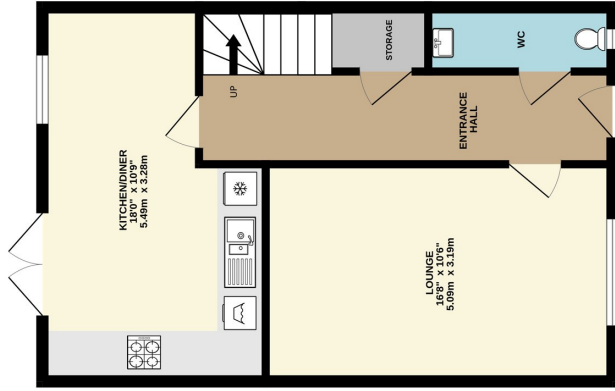
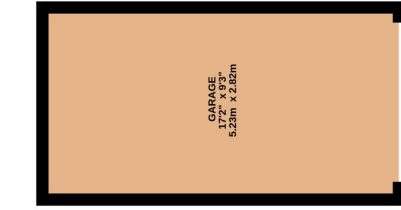


To the rear, the property enjoys a private enclosed garden, accessed via French doors from the kitchen or from the rear where the driveway and detached garage are situated. The garden features a decked patio area directly adjoining the house, ideal for outdoor seating, with a paved pathway leading to a rear gate and a well-maintained lawn bordered by mature trees and hedging. The boundaries are defined by a brick wall to the rear and right-hand side, and timber panel fencing to the left.

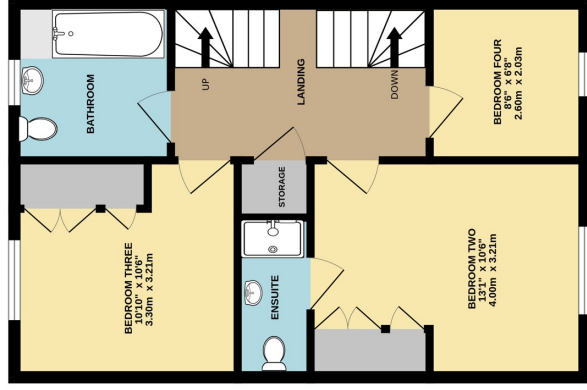


Beyond a timber gate lies a private driveway providing off-road parking, complete with an EV charging point and access to a detached garage.

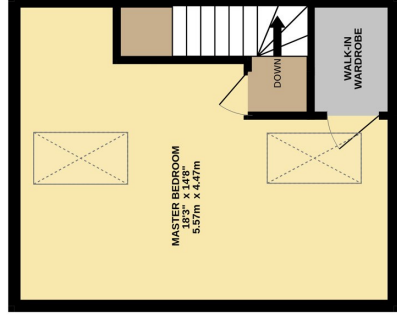
GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in 2007.
- 2. When did the current owners purchase this house?** The current owners purchased this house in 2017.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are a pleasant, rented family with children.
- 4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold; there is a service charge payable to Scanlands of £16 per month, which is used to maintain the grounds around the development. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** In this location, full fibre to the door is available, and the current vendor has advised that he achieves speeds of 300 mb/s
- 6. Has any work been carried out at this property?** The current vendors have undertaken a range of cosmetic improvements to the property in recent years, including full redecoration, new flooring, updated blinds, and replacement light fittings. Additional works include the installation of new sockets and switches, air conditioning to the master bedroom, an EV charging point, and other general cosmetic enhancements as shown in the accompanying photographs.
- 7. Which are the current owner's favourite aspects of this property?** The current owners have particularly enjoyed the estate's peaceful and attractive setting, with beautiful nearby walks through the surrounding National Trust land. They have also valued the close access to a local park, as well as being within the catchment area for Trafford's outstanding schools. The property is further enhanced by its safe, quiet neighbourhood, which has made it an especially pleasant place to live.
- 8. Have the owners had the boiler inspected recently?** Yes, the current owners have their boiler serviced annually.
- 9. How much is the council tax at this property?** The property is in the Trafford Council and is a Band D, which is currently £2,289.79 per annum.
- 10. Is there access to the loft space, and has it been boarded for storage?** Yes, there is a loft hatch in the second-floor master bedroom, but it has not been boarded yet.
- 11. What items are included in the sale?** The current owners have advised that all integrated appliances are included in the sale, including the dishwasher, microwave, fridge/freezer, and washing machine. The air conditioning unit in the master bedroom and the EV charging point are also included.