



Clover Road, Timperley, WA15
Guide Price of £325,000



Property Features

- Two Bedroom Semi-Detached House
- Chain Free Sale
- Open-Plan Lounge/Diner
- Off-Road Parking
- Private South-facing Rear Garden
- Detached Garage
- In Need of Modernisation
- Sought-after Location
- In Catchment for Trafford Schools

Full Description

Offered for sale with no onward chain, this two-bedroom semi-detached house is located in a sought-after area and falls within the catchment for highly regarded Trafford schools.

The accommodation comprises an open-plan lounge diner, separate kitchen, downstairs bathroom, and a sunroom with direct access to the rear garden. To the first floor are two double bedrooms.

Outside, the property benefits from off-road parking, a private rear garden, and a large detached garage.

Requiring modernisation throughout, this property offers an excellent opportunity for buyers looking to put their own stamp on a home in a popular residential location.



LOUNGE/DINER

25' 6" x 10' 9" (7.79m x 3.28m)

The lounge/diner is a spacious and bright reception room, featuring a large uPVC double-glazed window to the front aspect and a glazed door, flanked by windows, opening into the sun room at the rear. The room benefits from carpeted flooring, two pendant light fittings, two single-panel radiators, a TV point, and a feature fireplace with a decorative surround and hearth, creating an attractive focal point in the room.



KITCHEN

13' 1" x 8' 9" (4.01m x 2.68m)

The kitchen is accessed from the entrance hall and enjoys a large uPVC double-glazed window overlooking the rear garden. Fitted with a range of matching wall and base units, the kitchen incorporates a recessed stainless steel sink, a freestanding cooker with a four-ring gas hob, and space for a freestanding fridge freezer. Finished with tiled flooring, partially tiled walls, and a strip light fitting, the room also benefits from a uPVC door to the side elevation providing convenient access to the garden.



SUN ROOM

10' 0" x 9' 2" (3.05m x 2.80m)

The sun room is accessed from the lounge/diner and provides a bright and versatile additional living space. Natural light floods the room through a side-aspect uPVC double-glazed window and uPVC sliding patio doors, which open directly onto the rear garden. The room is finished with attractive LVT flooring and benefits from a double-panel radiator.



BATHROOM

7' 2" x 5' 10" (2.19m x 1.80m)

The bathroom is located off the entrance hall and is fitted with a side-aspect uPVC double-glazed window. The suite comprises a low-level WC, pedestal wash hand basin, and a panelled bath with a thermostatic shower and glazed shower screen over. The room is finished with vinyl flooring, partially tiled walls, and a double-panel radiator, creating a practical and well-proportioned space.

BEDROOM ONE

14' 4" x 9' 10" (4.37m x 3.02m)

Bedroom One is a spacious double bedroom featuring a front-aspect uPVC double-glazed window, carpeted flooring, a single-panel radiator, and a pendant light fitting. The room also benefits from convenient access to an eaves storage cupboard, providing useful additional storage space.



BEDROOM TWO

9' 9" x 10' 9" (2.99m x 3.29m)

Bedroom Two is a spacious double bedroom featuring a front-aspect uPVC double-glazed window, carpeted flooring, a single-panel radiator, and a pendant light fitting. The room also benefits from convenient access to a separate WC and a built-in wardrobe.



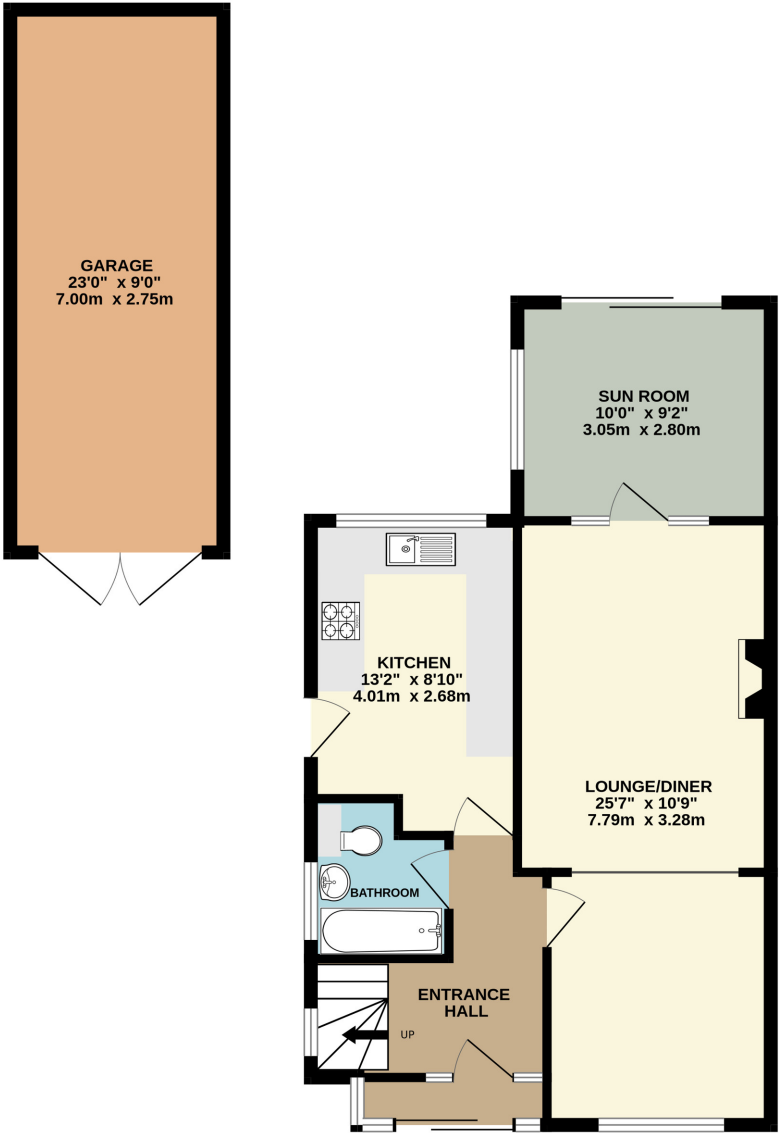
EXTERNAL

To the front of the property is a block-paved driveway providing off-road parking, which continues through wrought iron gates to a covered driveway leading to the detached garage. Adjacent to the property is a well-maintained lawned garden, enhanced by a variety of mature trees, shrubs, hedging, and established planting, creating an attractive frontage.

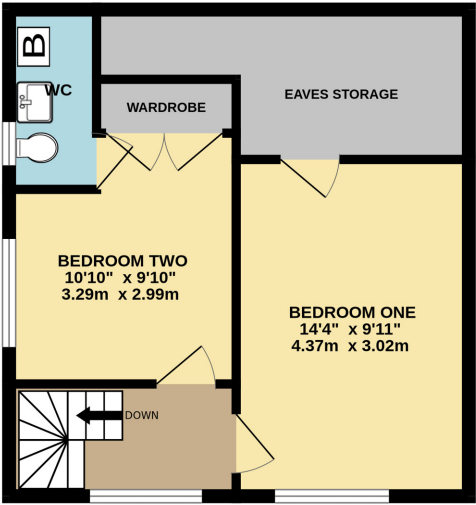
The rear garden enjoys a good degree of privacy and features a paved patio area directly adjoining the property, ideal for outdoor seating and entertaining. Beyond this lies a generous lawn, bordered by well-stocked flower beds containing a range of mature plants and shrubs, together with established hedging that provides colour, character, and seclusion throughout the year.



GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

1. Who lives in the neighbouring houses? The owners have advised the neighbours are pleasant owner occupiers on both sides.

2. Is this property sold freehold or leasehold? The owners have advised this house is sold freehold. Your legal advisor will be able to confirm this information.

3. What is the internet speed like in this location? Full fibre broadband is available in this location.

4. Which are the current owners' favourite aspects of this property?
The current owners have advised that they enjoy the views across Manchester and the Pennines from the property, the spacious rooms, the sunroom that opens onto the rear garden, and the secluded south-facing rear garden.

5. How much is the council tax at this property? The property is in Trafford Council and is a band C, which is currently £2,035.34 per annum.

6. Is there access to the loft space and has it been boarded for storage?
Yes, there is a loft hatch in the first-floor and the loft is boarded for storage.