



Eaton Drive, Timperley, WA15

Asking Price of £485,000



Property Features

- **A Well-Presented Three-Bedroom Semi-Detached House**
- **Open-Plan Kitchen-Diner**
- **South-Facing Rear Garden**
- **Off-Road Parking**
- **Double-Glazed Throughout**
- **Detached Garage**
- **Highly Sought-After Location**
- **Close to Local Amenities**
- **In Catchment for Trafford Schools**

Full Description

A well-presented three-bedroom semi-detached house, ideally positioned in a highly sought-after location close to a range of local amenities and within catchment for Trafford schools.

The property offers well-proportioned accommodation, including a separate living room, open-plan kitchen-diner, three bedrooms, and a family bathroom. Externally, there is a private rear garden, off-road parking and a detached garage, providing useful additional storage and parking.

An excellent family home in a popular residential location, offering convenient access to local amenities, transport links and highly regarded Trafford schools.



ENTRANCE HALL

A spacious, welcoming entrance hall with a composite front door featuring glazed panels, set within a decorative arched surround with additional windows. Finished with laminate flooring, a balustrade staircase to the first-floor accommodation, a single-panel radiator, and useful under-stairs storage. Doors provide access to the living room and open-plan kitchen-diner.

LIVING ROOM

16' 10" x 10' 5" (5.14m x 3.19m)

The front-facing living room benefits from a large uPVC double-glazed bay window, allowing plenty of natural light. Features include a bespoke fitted media unit, a useful storage cupboard, alcove shelving, a double-panel radiator, television point, telephone points, two pendant light fittings and carpeted flooring.

KITCHEN/DINER

18' 0" x 18' 6" (5.50m x 5.64m)

The modern open-plan kitchen-diner features a range of matching wall and base units, work surfaces, and tiled splashbacks. Integrated appliances include a double oven, five-ring gas hob with stainless steel splashback and extractor fan, fridge-freezer, dishwasher and washing machine. A one-and-a-half-bowl enamel sink with drainer completes the kitchen.

The spacious room benefits from a uPVC double-glazed rear window, French doors opening onto the rear garden and three Velux windows, allowing plenty of natural light. Additional features include tiled flooring, recessed spotlighting, two double-panel radiators, a television aerial point, an under-stairs storage cupboard housing the boiler and a fitted office desk area neatly incorporated into an alcove.



MASTER BEDROOM

13' 4" x 9' 6" (4.08m x 2.90m)

The master bedroom sits at the front of the property and benefits from a uPVC double-glazed bay window, providing plenty of natural light. Additional features include fitted wardrobes, a single-panel radiator, a pendant light fitting and carpeted flooring.



BEDROOM TWO

8' 3" x 9' 8" (2.52m x 2.97m)

Bedroom two sits at the rear of the property and features a uPVC double-glazed window overlooking the rear garden. Additional features include fitted wardrobes, a cupboard with shelving and drawers, a single-panel radiator, a pendant light fitting and carpeted flooring.



BEDROOM THREE

7' 8" x 7' 4" (2.36m x 2.24m)

Bedroom three is a single bedroom positioned to the front of the property, featuring a uPVC double-glazed window. Additional features include a fitted storage cupboard, a single-panel radiator, pendant light fitting and carpeted flooring.



BATHROOM

7' 1" x 8' 0" (2.18m x 2.45m)

The contemporary family bathroom features a white suite and chrome fittings, including a panelled bathtub, a separate tiled shower enclosure with a thermostatic shower, a pedestal wash basin, and a low-level WC. Further features include part-tiled walls, tiled flooring, two uPVC double-glazed frosted windows to the side aspect, a chrome heated towel rail, recessed spotlighting and an extractor fan.



DETACHED GARAGE

17' 11" x 9' 4" (5.47m x 2.85m)

The garage is located within the rear garden and is accessed via the side return. It features timber double doors to the front, windows to the side and rear aspects, and electrical sockets, providing useful additional storage space.

EXTERNAL

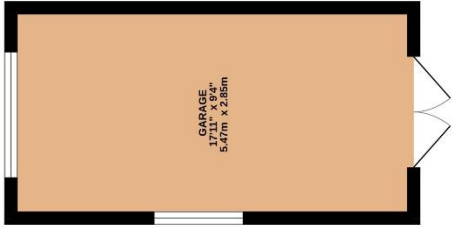
To the front, a gravelled driveway provides off-road parking, bordered by timber fencing to the sides and a low-level brick wall to the front. Timber double gates to the side return provide access to the detached garage and rear garden.

The rear garden can be accessed via the side return or directly from the open-plan kitchen-diner. A decked seating area leads onto a lawn, with mature hedging and timber-panelled fencing providing privacy. Enjoying a southerly aspect, the garden benefits from sunshine throughout the day, making it ideal for outdoor dining and relaxation.

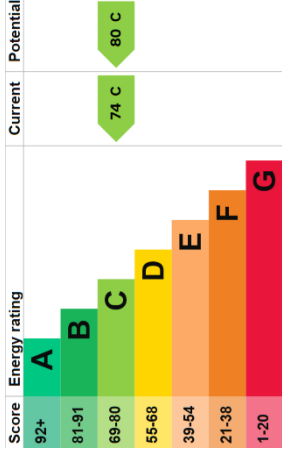


Floor Plan and EPC

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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. The prospective purchaser should verify the accuracy of the floorplan and measurements by visiting the property and measuring the same. 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 the property built?** The current owners have advised that the property was constructed in 1934.
- 2. When did the current owners purchase the property?** The current owners purchased the property in May 2013.
- 3. Who lives in the neighbouring properties?** The current owners have described the neighbours as pleasant owner-occupiers.
- 4. Is the property freehold or leasehold?** The property is understood to be freehold. A chief rent of £5 per annum is payable to Shenstone Properties Ltd, paid biannually at £2.50. Your legal adviser will be able to confirm the tenure and any associated obligations.
- 5. What is the internet speed like in this location?** Full-fibre broadband to the property is available in this location.
- 6. Has any work been carried out at the property?** The current owners have replaced all the uPVC windows to the front of the property, along with the two uPVC bathroom windows in 2019. FENSA certificates are available.
- 7. What are the current owners' favourite features of the property?** The owners particularly enjoy the open-plan kitchen-diner, the south-facing rear garden, the detached garage and the convenience of off-road parking.
- 8. Have the boiler and electrics been inspected recently?** The current owners have advised that the gas and electrical installations were checked in October 2025.
- 9. How much is the council tax?** The property falls within Trafford Council's Band C. The current annual charge is £2,035.34.
- 10. Is there access to the loft, and is it suitable for storage?** Yes. The loft is accessed via a hatch on the first-floor landing, with a pull-down ladder for easy access. It has been boarded and carpeted, making it suitable for storage, and benefits from lighting, power sockets and a Velux window providing additional natural light.
- 11. What is included in the sale?** The current owners have advised that all curtains, light fittings and integrated appliances are included in the sale.