

Balmoral Drive, Timperley, Altrincham

£630,000 Freehold

Ready to move in home



Description

Some houses leave you working out where everyone will go. This one has already done the thinking. Extended to the side and rear, this traditional bay-fronted semi on Balmoral Drive now offers around 1,630 sq ft. At the back is a generous open-plan kitchen, dining and family room, lit by three roof windows and opening straight onto the patio through black-framed bi-fold doors. Underfloor heating runs throughout the ground floor, so bare feet on the tiles in January is no longer an act of bravery.

There is a separate living room for quieter evenings, a ground-floor shower room, four double bedrooms (one with its own en-suite) and a modern family bathroom. Add a driveway, a detached garage and a boarded loft for everything that doesn't have a home yet. Park Road Academy and the Timperley tram stop are both a short walk away.

Overview of the Home

Step in through the enclosed porch, handy for muddy shoes and the inevitable pile of parcels. It opens into a wide hallway (5.30m x 1.97m / 17'5" x 6'6") with the stairs rising ahead and the ground-floor shower room just off it.

To the front, the bay-fronted living room (4.20m x 3.50m / 13'9" x 11'6") is a calm, separate space for film nights or a quiet cup of tea once the children are in bed. It has marble-effect tiled flooring, spotlights and a chandelier, and would equally suit a snug, playroom

or home office.

The rear of the house is where daily life will happen. The open-plan kitchen, dining and family room measures 9.51m x 6.60m at its widest (31'2" x 21'8"). Three roof windows and a wide set of black-framed bi-fold doors bring in plenty of daylight.

The kitchen has sleek grey handleless units, pale grey worktops, a gas hob with a statement extractor and two built-in ovens.

A peninsula breakfast bar with a built-in wine cooler gives you somewhere for homework, morning coffee or keeping the cook company.

There is room for a large dining table and a family-sized sofa, and a side door leads out to the garden and garage.

Large-format marble-effect porcelain tiles run throughout, with underfloor heating beneath them across the ground floor.

The ground-floor shower room has wood-effect floor tiles and a chunky oak-effect floating basin with a brushed brass wall-mounted tap and matching towel radiator. There is also an illuminated mirror and a walk-in shower. Guests tend to mention it.

Upstairs, the landing leads to four double bedrooms:
two at the rear, measuring 5.07m max x 3.50m (16'8" x 11'6") and 2.92m x 3.00m (9'7" x 9'10");

a bay-fronted bedroom of 4.30m x 3.50m (14'1" x 11'6") at the front;

a further front bedroom of 3.41m x 3.00m (11'2" x 9'10"), with its own en-suite shower room in dramatic dark marble-effect tiles.

The family bathroom has a bath with a rainfall shower over and a black-framed screen, and a wall-hung WC. There is also a vanity unit with drawers, an illuminated mirror, a lit display niche and a black heated towel rail.

Above it all, the loft is boarded. It's ideal for suitcases, Festive decorations and the boxes you keep promising to sort through.

Outside
To the front, an imprinted driveway provides off-road parking, with a timber gate to the side. At the back, a wide paved patio runs along the extension, perfect for summer barbecues and a morning coffee in the sun. Beyond it is a lawn with fenced boundaries and established planting, including a palm that adds a hint of holiday. The lawn is currently enjoying a little freedom and is ready for someone to put their own stamp on it. A detached brick garage sits at the rear of the garden, useful for storage, bikes or a workshop, and there is external lighting to the rear.

The Local Area & Lifestyle
Timperley has a friendly, village-style feel and sits about eight miles from Manchester. The village centre is around the junction of Stockport Road, Thorley Lane and Park Road, and has local shops and places to eat. The Stonemasons Arms on Stockport Road is a much-loved village pub serving food. For weekends, Altrincham is around two miles away. Altrincham Market's food hall is a popular family choice and is known for being child-friendly, and the town also has a wide range of independent restaurants, cafés and shops. Sport is well catered for, with Timperley Sports Club, Heyes Grove Tennis Club and local rugby clubs. The Bridgewater Canal towpath and Stamford Park offer plenty of room for walks and bike rides.

Schools & Education
Park Road Academy Primary School, Frieston Road: a short walk

away; rated Outstanding by Ofsted in November 2023.
Wellington School, Timperley: rated Good (published April 2017), with a July 2022 ungraded visit confirming the school remains Good.

Altrincham Grammar School for Boys: rated Outstanding in every area at its inspection on 27 September 2022. Selective entry via the Trafford 11+.

Altrincham Grammar School for Girls: rated Outstanding by Ofsted in October 2022. Selective entry via the Trafford 11+.
Ratings shown are each school's most recent graded Ofsted judgement. Please check admissions with the school or Trafford Council.

Transport & Connectivity
Timperley Metrolink stop: about 200 metres away along Park Road, with trams into Manchester city centre in around 25 to 30 minutes. From neighbouring Navigation Road the journey is about 27 minutes.
Altrincham Interchange (trams, buses and rail) is around two miles away.
By car: Manchester city centre is roughly 19 minutes away, and the M60 and M56 are both within easy reach for commuting and Manchester Airport.

AML Mandatory Compliance Notice
Anti-Money Laundering Regulations:
To comply with HMRC anti money laundering regulations, we outsource buyer compliance checks. A fee of £54 (including VAT) per person applies if you agree an offer on a property through us. This covers mandatory identity verification, anti money laundering checks, source of funds assessments, third party processing, and associated administration.

Council Tax Band: D

Tenure: Freehold
Parking options: Driveway
Garden details: Rear Garden
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Broadband: FTTP

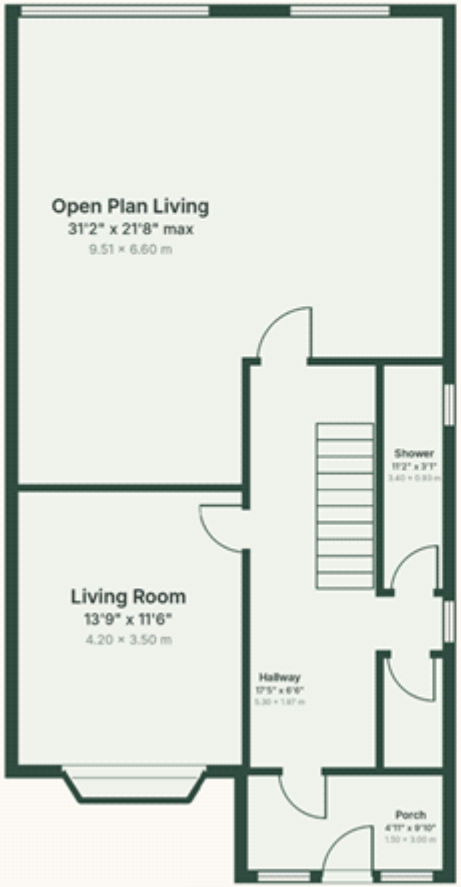
Tenure
Freehold

Balmoral Drive

Approximate Gross Internal Area · 1,632 sq ft / 151.6 sq m

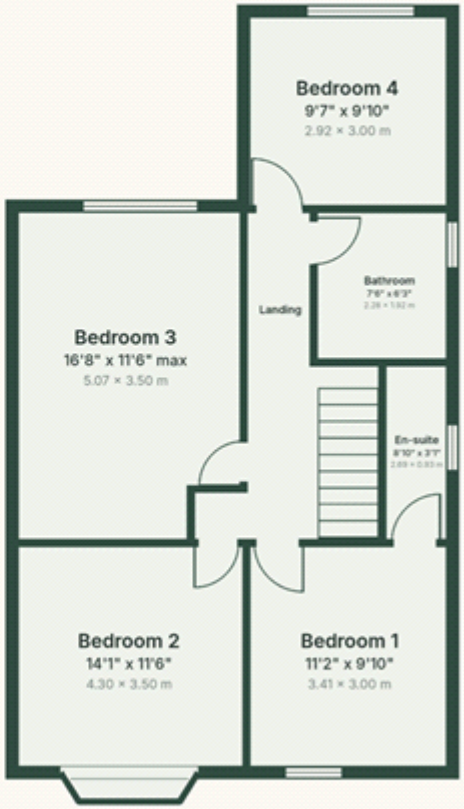
GROUND FLOOR

82.5 sq m / 888 sq ft



FIRST FLOOR

69.1 sq m / 744 sq ft



For illustration only. Measurements are approximate.

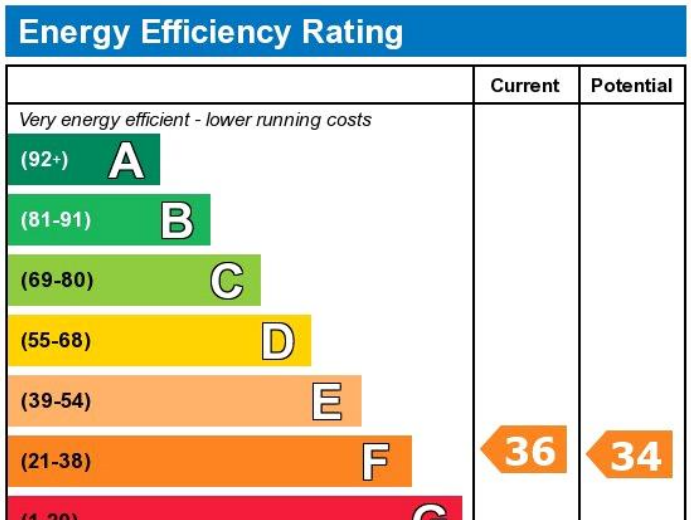












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