



**TOTAL: 1919 sq. ft, 179 m2**  
 FLOOR 1: 980 sq. ft, 91 m2, FLOOR 2: 686 sq. ft, 64 m2, FLOOR 3: 253 sq. ft, 24 m2  
 EXCLUDED AREAS: STORAGE: 40 sq. ft, 4 m2, GARAGE: 121 sq. ft, 11 m2, PATIO: 179 sq. ft, 17 m2,  
 STUDY: 46 sq. ft, 4 m2, BAY WINDOW: 6 sq. ft, 1 m2, LOW CEILING: 43 sq. ft, 4 m2  
 WALLS: 201 sq. ft, 19 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Thorley Lane | Timperley**  
**Asking Price £750,000**

Bedrooms 4

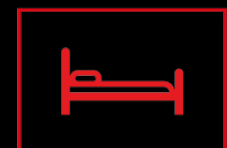
Bath 2

Reception 3

Driveway

Area  
1919.00 sq ft

Onward Chain



**HIBBERT  
HOMES**

**SALES & LETTINGS**

175 Ashley Road | Hale | WA15 9SD  
 t: 0161 928 9355  
 e: info@hibberthomes.com  
 www.hibberthomes.com

- Edwardian Semi-Detached Home
- Three Reception Rooms
- South-West Facing Garden
- Great Location
- Driveway for Multiple Vehicles

- Four Bedrooms
- Potential to Extend / Improve Subject to Planning
- Freehold
- 1919 sqft

A four bedroom semi-detached house on Thorley Lane offers a perfect blend of space and comfort. Spanning an impressive 1,919 square feet, this property is ideal for families seeking a welcoming home.

The property comprises, three well-proportioned reception rooms, downstairs W/C and utility room. Good sized kitchen which leads onto the large private south-west facing garden. To the first floor, a large landing space, two double bedrooms, a study and large family bathroom. To the second floor there are a further two bedrooms.

Externally to the rear there is a large private south-west facing garden and separate garage. To the front of the property there is a large driveway for multiple vehicles.

The location is particularly appealing, with easy access to local amenities, schools, and parks, making it an excellent choice for families. Timperley is known for its friendly community atmosphere and offers a range of shops, cafes, and recreational facilities nearby.

