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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 92 Lindsell Road

West Timperley, Altrincham, WA14 5PA



£535,000









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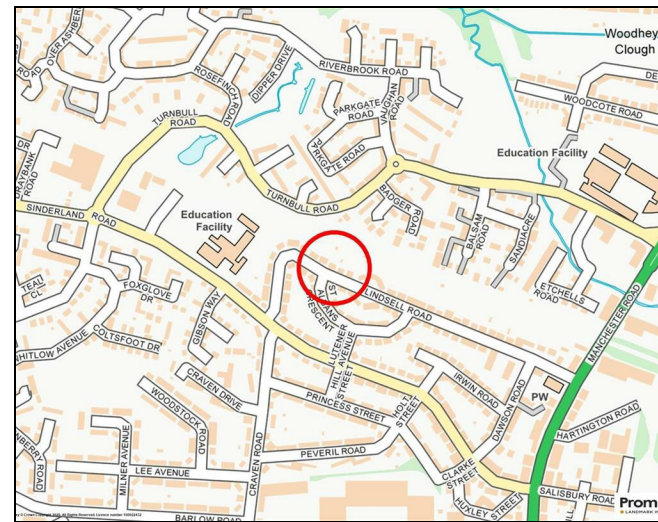


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# Overview

A SUBSTANTIALLY UPDATED AND EXTENDED SEMI DETACHED FAMILY HOME WITH GREAT GARDEN IN A POPULAR LOCATION CLOSE TO SHOPS SCHOOLS AND METROLINK. 1275SQFT

Hall. Lounge. Family Room. Dining Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Parking. Stunning Garden. Planning Permission under Permitted Development for a Garden Office/Building. No Chain!



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



# in detail

A substantially updated, remodelled, extended and improved traditional bay fronted Semi Detached family home with accommodation arranged over Two Floors, extending to 1275 square feet and featuring a fantastic garden to the rear which extends to approximately 100ft.

The location is convenient in this popular part of Altrincham off Sinderland Road with Waitrose supermarket and Broadheath Primary School on the doorstep. In addition, Altrincham Retail Park and Navigation Metrolink Station are both within reasonable walking distance.

The property is tastefully appointed with high specification kitchen and bathroom fittings and provides Two Reception Rooms to the Ground Floor which includes a Family Room, Open Plan to the Dining Kitchen with folding doors onto the gardens, in addition to an atrium skylight window feature inset into the ceiling.

The Kitchen is fitted with a range of dove grey, matt finish units with integrated oven, five burner gas hob, extractor fan, fridge, freezer, microwave and dishwasher. Instant hot water tap with filtered cold supply.

There is a Ground Floor Shower Room and WC.

To the First Floor are Four excellent Bedrooms served by the particularly stylish Family Bathroom which also incorporates a washing machine/dryer conveniently located at this level.

Externally, the property enjoys a Garden frontage and off street Parking, whilst the aforementioned rear Garden is of a fantastic size for this type of property. There is planning permission granted under permitted development for a building which could be utilised as a home office or gym! Plans available upon request.

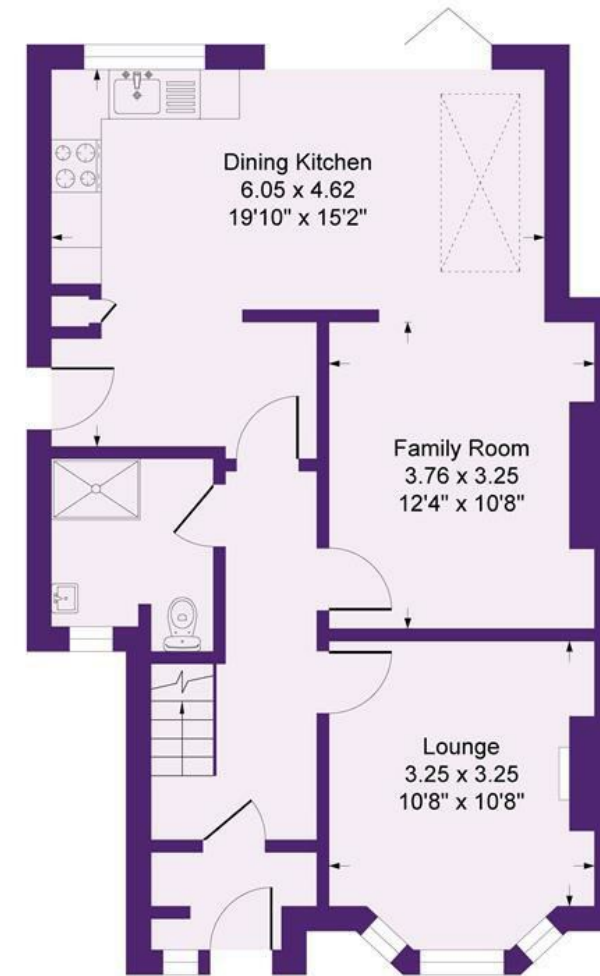
A 'Turnkey' property offered for sale with No Chain!

AGENTS NOTE - The property benefits from permitted development for a Garden Office - further information is available on request.

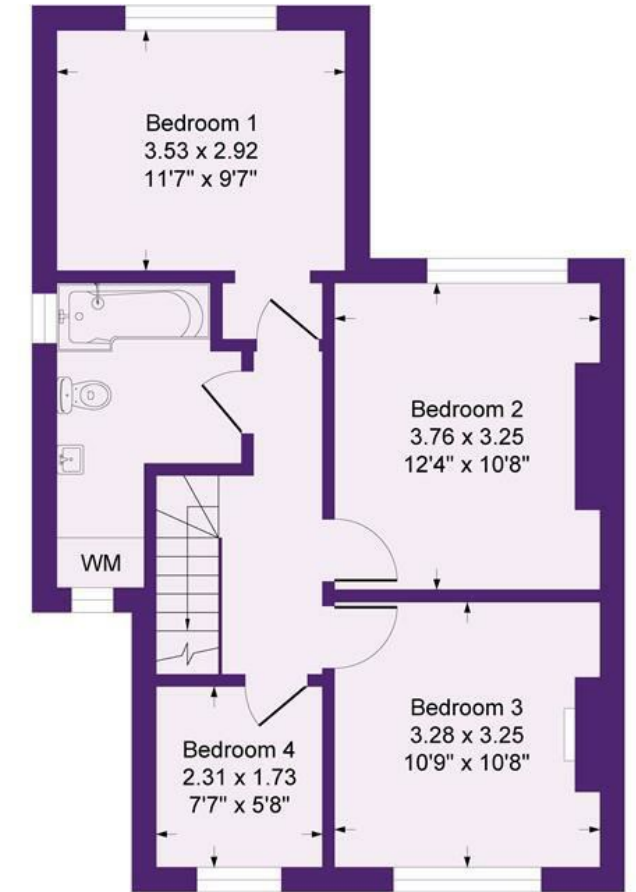
- Freehold
- Council Tax Band C



Ground Floor  
689 sq.ft. (64.0 sq.m.) approx



First Floor  
586 sq.ft. (54.4 sq.m.) approx



Total Floor Area : 1275 sq.ft. (118.4 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.