



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN

TEL: 0161 941 6633

FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA

TEL: 0161 973 6688

FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

33 Alder Drive

Timperley, Altrincham, WA15 7YG



£575,000





HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

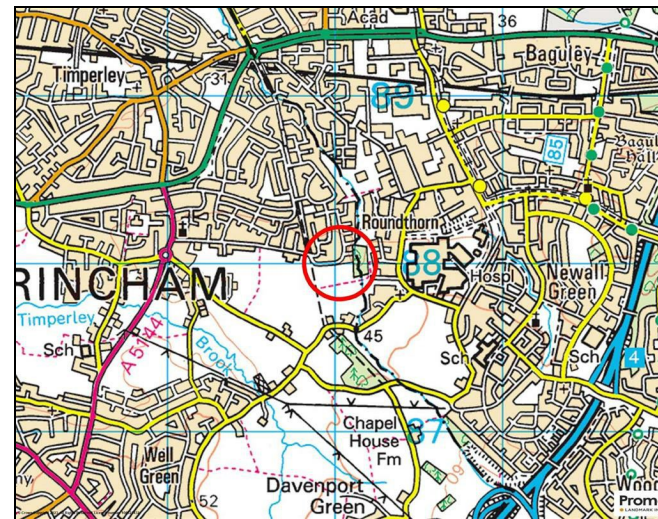
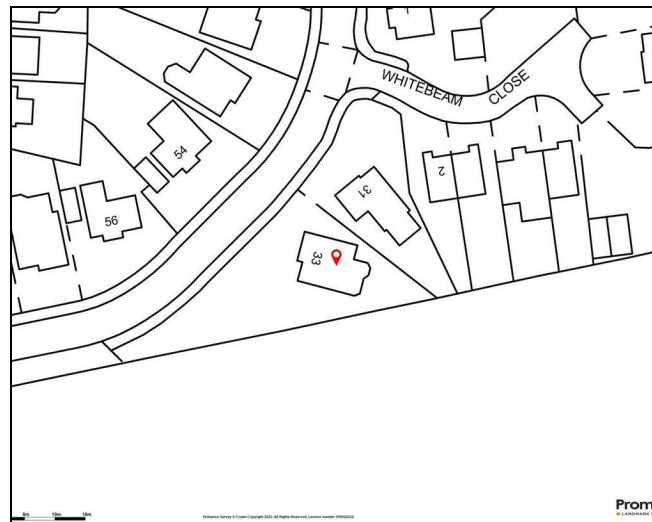


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A SUPERB VALUE, WELL PRESENTED AND EXTENDED, DETACHED FAMILY HOME WITH GOOD GARDEN POSITIONED ON THE FRINGE OF THIS POPULAR DEVELOPMENT. 1440SQFT.

Hall. Lounge. Playroom/Study. Family Room. 250sqft Dining Kitchen. Four Bedrooms. Two Bath/Showers. Driveway. Gardens.



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 well presented, improved and extended Detached family home bordering onto open fields and positioned on this popular development within walking distance of great local Schools.

The property offers excellent family accommodation arranged over Two Floors extending to 1440 square feet providing Three Reception Rooms to the Ground Floor, in addition to a 250 square foot Dining Kitchen and has Four excellent Bedrooms to the First Floor, served by Two well appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

The property benefits from a deceptively large plot having substantial garden spaces to the front, side and rear and offering scope to enhance the Garden further.

A fabulous family sized home in peaceful location.

Comprising:

UPVC Entrance door with side windows and inset leaded stained glass windows to the Hall, with wood finish flooring and a staircase leading to the First Floor. Paned double doors to the Lounge and a further paned door to the Playroom/Study.

Lounge with a continuation of the wood finish flooring and having an angled bay window overlooking the front garden. Folding doors lead through to the Dining Kitchen.

Playroom/Study. A really versatile space which could also be used as a Dining Room with a bay window to the front and a door leading through to the Dining Kitchen. Cupboard housing the combination gas fired central heating boiler.

250 square foot Dining Kitchen with wood finish French doors leading through to the Family Room and with a further door leading to the garden. Window to the side.

The Kitchen is fitted with a range of high gloss laminate fronted units with worktops over and an inset sink unit. Integrated Siemens double ovens, five ring gas hob and extractor fan, further built in fridge, freezer and dishwasher. LED lighting. The worktops return to a peninsular unit breakfast bar.

Family Room. A delightful addition to the property with windows and French doors enjoying an aspect of and giving access to the gardens. Three double glazed Velux skylight window inset into the vaulted ceiling. Wood finish flooring.

First Floor Landing with panelled doors giving access to the Bedrooms and Family Bathroom. Large airing and storage cupboard.

Principal Bedroom One with bay window enjoying an attractive outlook to the front.

En Suite Shower Room fitted with a white suite and chrome fittings, providing a double wet room style shower area with 'drench' shower head, vanity unit wash hand basin with toiletry cupboards below and WC. Tiling to the walls and floor. Window to the front. Chrome ladder radiator. LED lighting

Bedroom Two with a bay window enjoying an attractive outlook to the front.

Bedroom Three with a window overlooking the rear garden.

Bedroom Four, currently utilised as a Home Study overlooking the garden.

The Bedrooms are served by the Family Bathroom refitted with a modern white suite with chrome fittings, providing a shower end bath with thermostatic shower over and 'drench' shower head, wash hand basin on a vanity unit toiletry cupboard and WC. Extensive tiling to the walls and floor. Window to the rear. Chrome ladder radiator. LED lighting.

Externally, the property benefits from a deceptively large plot, laid to the front, side and rear. The front of the property is approached via a double width, paved Driveway providing ample off street Parking.

There is a substantial expanse of lawn that returns to a deep corner to the front with maturely stocked borders boarding onto adjacent fields. The substantial Garden area could easily be incorporated within the rear Garden, subject to repositioning of the side fence.

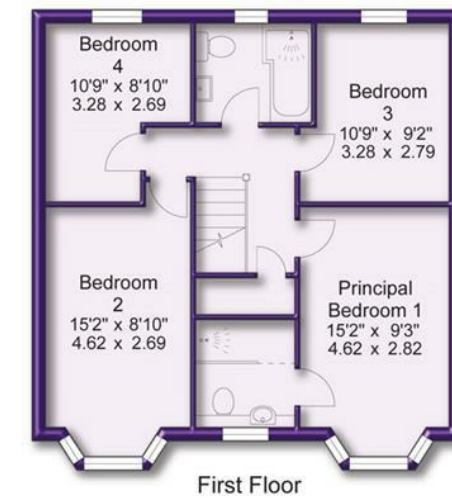
The rear and side Garden areas provide a shaped area of lawn opening to a large, paved patio area, all retained within tall, mature hedging providing excellent privacy and bordering onto the adjacent open fields. The patio area provides a fantastic, private outside dining and BBQ area.

A fabulous plot serving this excellent family home.

AGENTS NOTE: The adjacent open fields have been earmarked for residential development and although full planning consents has not yet been approved, there are indicative outlined plans available for inspection on request.

Term : 999 years from 1 July 1990

Council Tax Band E



Approx Gross Floor Area = 1440 Sq. Feet
= 133.49 Sq. Metres

