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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

85 Riddings Road

Timperley, Altrincham, WA15 6BS



£485,000





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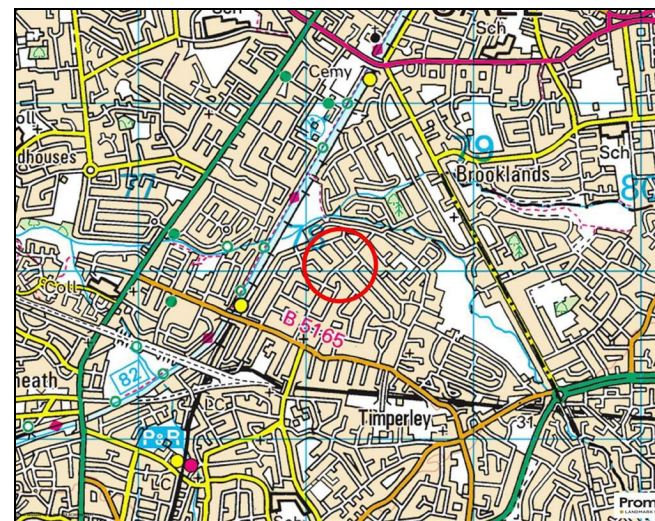
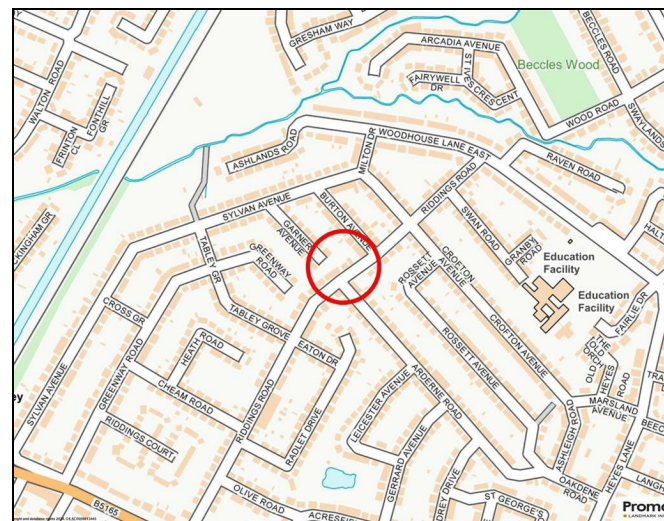
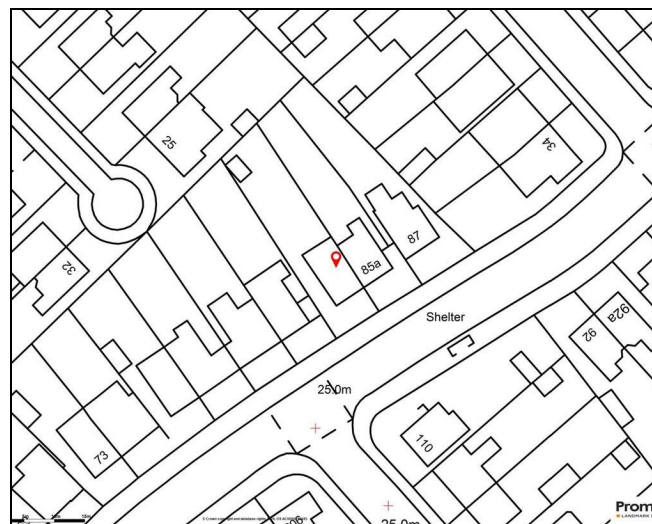
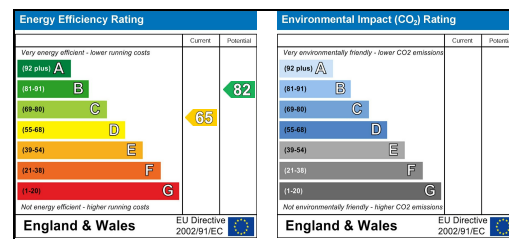


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A WELL PRESENTED, UPDATED, EXTENDED AND IMPROVED BAY FRONTED SEMI DETACHED FAMILY HOME IN HIGHLY POPULAR LOCATION WITHIN WALKING DISTANCE OF SCHOOLS AND METROLINK. 1089SQFT.

Hall. Lounge. Dining Room. Kitchen. Four Bedrooms. Bathroom. Separate WC. 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 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 fabulous, extended and improved bay fronted Semi Detached family home, located in this popular part of Timperley within walking distance of both The Metrolink at Park Road and Timperley Village and offering excellent value for money for Four Bedroom family accommodation.

The property benefits from a two storey ground and first floor extension to the rear providing 1100 square feet of living space, with Two good sized Reception Rooms to the Ground Floor in addition to the extended Kitchen and Four Bedrooms to the First Floor served a well appointed Family Bathroom. In addition, the property benefits from a recent complete rewire.

Externally, there is a Driveway providing good off street Parking and a particular feature of the property is the good sized and well screened rear Garden with garden store, formally the garage.

Comprising:

Hall with staircase to the First Floor. Under stairs storage.

Extended Lounge with fireplace feature and French doors and windows giving access to and enjoying aspects of the gardens.

Dining Room with bay window to the front.

Kitchen with bay window to the side and French doors giving access to and enjoying an aspect of the Gardens. The Kitchen is fitted with a range of high gloss, laminate fronted units with integrated double ovens, hob, extractor fan, microwave oven and dishwasher. There is space an American fridge freezer.

First Floor Landing serving Four Bedrooms, Three of which are Double Rooms in addition to a Single, currently utilised as a Home Office.

The Bedrooms are served by the Family Bathroom, well appointed with a white suite with chrome fittings, providing a bath with shower over, wash hand basin and WC.

An excellent value family home in a popular location.

- Freehold
- Council Tax D

Approx Gross Floor Area = 1089 Sq. Feet
= 101.2 Sq. Metres

