



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

54 Beeston Avenue

Timperley, Altrincham, WA15 7RU



£595,000





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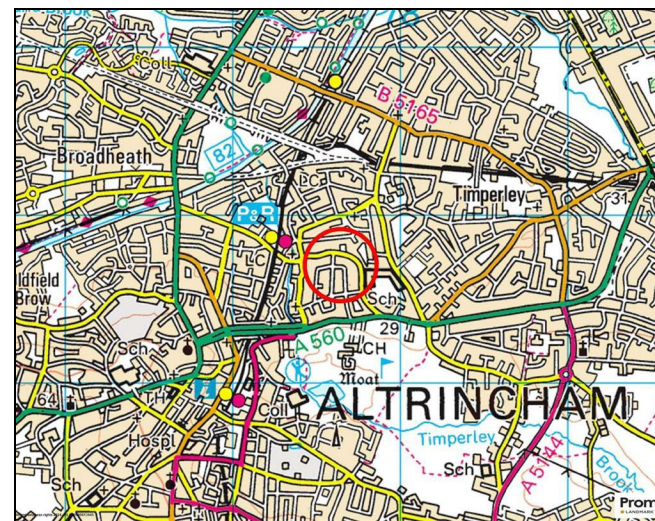
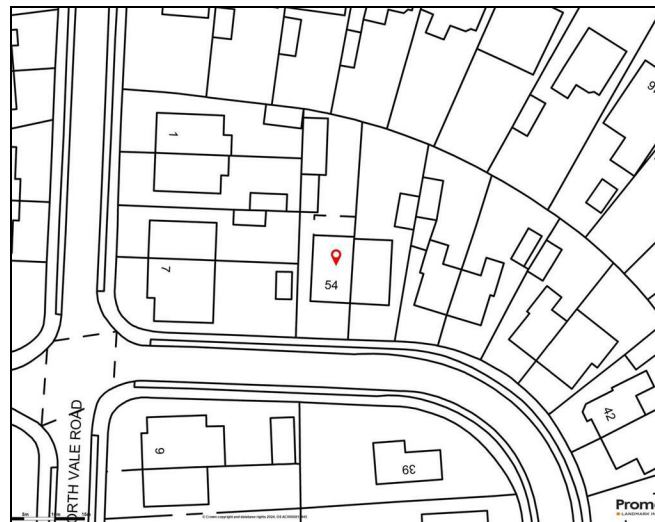


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A SUPERBLY PROPORTIONED, EXTENDED AND REMODELLED BAY FRONTED SEMI DETACHED FAMILY HOME WALKING DISTANCE OF EXCELLENT SCHOOLS, METRO AND TIMPERLEY AND ALTRINCHAM CENTRES. 1820sqft

Porch. Hall. WC. Lounge. Open Plan Live In Dining Kitchen. Three Bedrooms. Bathroom. 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 superbly proportioned, extended and remodelled traditional, double height, bay fronted Semi Detached family home located in this enormously popular part of Timperley, within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink, in addition to Timperley Village and with Wellington School literally on the doorstep.

In addition, St Vincents Roman Catholic Primary School and Altrincham Church of England Primary Schools are also both within walking distance.

The well presented property extending to some 1820 square feet providing a Porch, Entrance Hall, WC, Lounge and Open Plan Live In Dining Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Driveway paved in its entirety to provide excellent off road Parking and to the rear there is a lawned Garden with patio areas and a large Detached Garage.

Comprising:

Enclosed Porch with opaque windows to the side elevation. Tiled floor.

Panelled and stained and leaded glass entrance door leads to a spacious Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor accommodation. Dado rail surround.

Ground Floor WC fitted with a coloured suite. Tiling to the walls. Opaque window to the side elevation.

Lounge with bay window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with marble hearth and wood surround. Built in shelving to one side of the chimney breast recess. Picture rail surround.

Open Plan Live In Dining Kitchen with French doors and windows overlooking and providing access to the delightful gardens to the rear. To the Living and Dining Area there is a cast iron open fire with tiled hearth and wood surround and ample space for a dining table and chairs.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel double oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. There is space and plumbing for a washing machine. The units incorporate a breakfast bar with additional built in storage. Ample space for a dining table and chairs. Opaque window to the side elevation.

To the First Floor Landing there is access to Three good sized Bedrooms and a Family Bathroom. Built in airing cupboard and storage cupboard with wall mounted gas central heating boiler. Opaque window to the side elevation. Dado rail surround. Picture rail surround.

Bedroom One with bay window to the front elevation. Built in and fitted bedroom furniture providing ample hanging and storage space. Picture rail surround.

Bedroom Two with window to the rear elevation enjoying views over the gardens to the rear. There are built in wardrobes providing excellent hanging and storage space. Picture rail surround.

A staircase rises to a Loft Area which could be used as an Occasional Bedroom, Home Office or Playroom with two inset Velux windows. Access to extensive roof void storage.

The Bedrooms are served by a Family Bathroom fitted with a white suite providing a bath with shower attachment over, enclosed shower cubicle with electric shower, wash hand basin with built in storage below and WC. Two opaque windows to the side elevation.

Externally, there is a paved Driveway providing off road Parking.

To the rear, the Gardens are a particular feature with covered patio area to the back of the house. Beyond, the garden is a laid to lawn with well stocked borders with a variety of plants, shrubs and trees.

Detached tandem Garage with power and electric.

- Freehold
- Council Tax band D

Approx Gross Floor Area = 1820 Sq. Feet
(inc. Garage) = 169.0 Sq. Metres

Approx Gross Floor Area = 1480 Sq. Feet
(exc. Garage) = 137.4 Sq. Metres

