



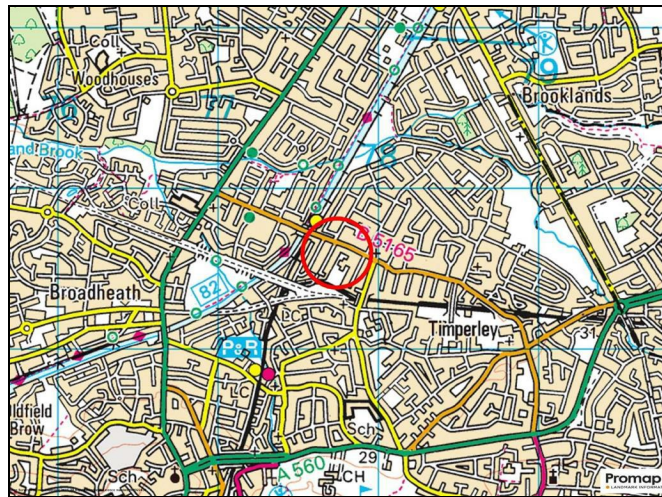
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INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale office proceed along Ashley Road in the direction of the station, proceeding over the crossings in to the continuation of Ashley Road, and continue to the traffic lights. Turn right onto the continuation of Ashley Road which then becomes Railway Street then forms Stamford New Road. Continue through the town centre past the railway station and at the next set of lights turn right. Continue over the flyover and turn left at the next set of lights onto Woodlands Parkway. Continue along for its entirety over the mini roundabout onto Brook Lane. Proceed along Brook Lane for a distance and the road becomes Moss Lane. Proceed to the end of Moss Lane and turn left onto Park road. Continue along and then take a left turn just before the shops into Brookfield Avenue and the property will be found on the left hand side.



INDEPENDENT ESTATE AGENTS

# 1a Brookfield Avenue Timperley, Altrincham, Cheshire, WA15 6TH



**A UNIQUE VICTORIAN SEMI DETACHED, UNSEEN FROM THE ROAD AT THE HEAD OF A LONG, PRIVATE DRIVE AND STANDING ON A DECEPTIVE, PEACEFUL SOUTH FACING GARDEN PLOT WITHIN WALKING DISTANCE OF TIMPERLEY METROLINK. 1256SQFT.**

**Porch. Hall. Lounge. Dining Kitchen. Three Double Bedrooms. Two Bath/Showers. Extensive Parking. Lovely South Facing Gardens.**

## energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	85	England & Wales		EU Directive 2002/91/EC	73

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

**£515,000**

# in detail



A rather unique and individual Victorian Semi Detached property standing on a lovely, deceptive South facing Garden plot incorporating extensive off street Parking, tucked away in this peaceful location, unseen from the road at the end of a long, private driveway, in this popular part of Timperley, just off Park Road within a moments walk of Timperley Metrolink and close to Timperley Village with its facilities, shops and Costa Coffee.

The property offers accommodation arranged over Three Floors, extending to approximately 1250 square feet providing a spacious Lounge to the Ground Floor with French doors giving access to the gardens, in addition to a Dining Kitchen fitted with an extensive range of white high gloss finish units with integrated stainless steel oven, hob and extractor fan.

Off the Kitchen is a useful utility space, ideal for housing the washing machine, or could easily be made into a downstairs WC.

Over the Two Upper Floors are Three excellent Double Bedrooms served by Two Bath/Shower Room facilities, one being an En Suite.

The Second Floor Third Double Bedroom is superbly proportioned and there is additional scope to extend further into the substantial roof void space.

Externally, the property is approached via a long paved Driveway serving just two properties off Brookfield Avenue. This opens into a substantial Parking area easily able to accommodate four vehicles.

A pathway from here leads through the Gardens, which enjoy a most quiet and peaceful setting, laid principally to lawn with a large timber decked sitting area enjoying a South facing aspect, accessed via the French doors from the lounge and there is a further paved patio at the far end of the garden.

There is a substantial horse chestnut tree creating a most attractive outlook from all rooms.

The property is ready to move into but would now benefit from some upgrading and is an ideal property for either a young family, or indeed someone looking to downsize from a large family home, offered for sale with no chain!

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 1256 Sq. Feet  
= 116.43 Sq. Metres

