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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£725,000

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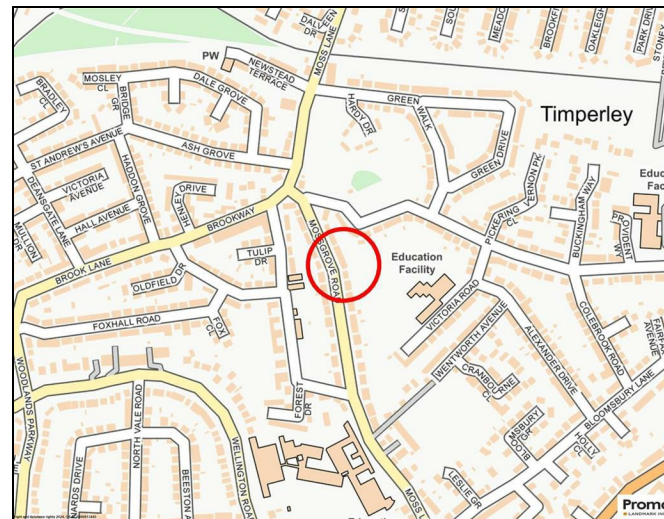
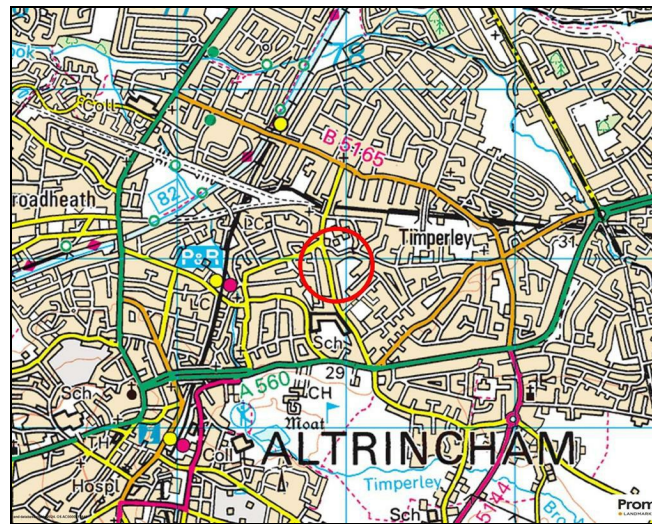


energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(2-10) A
(81-91) B			(11-17) B
(69-80) C			(18-27) C
(55-68) D			(28-39) D
(39-54) E			(40-49) E
(21-38) F			(50-59) F
(1-20) G			(60-69) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC



overview

A SUPERBLY PROPORTIONED, EXTENDED AND REMODELLED TRADITIONAL SEMI DETACHED FAMILY HOME LOCATED ON THIS DESIRABLE ROAD, CLOSE TO EXCELLENT SCHOOLS AND THE METROLINK. 2443 SQFT.

Hall. WC. Three Reception Rooms. Breakfast Kitchen. Utility. Five good size Bedrooms. Two Bathrooms. Driveway. Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 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, the Metrolink and Timperley Village.

In addition, Wellington School is literally on the doorstep as well as St Vincent's Roman Catholic Primary School and Altrincham Church of England Primary Schools are both also both within walking distance.

The well presented property extends to some 2443 square feet and provides a Hall, WC, Lounge, Dining Room, Reception Room ideal as a Play Room or Study and Breakfast Kitchen, in addition to a Utility to the Ground Floor and there are Five good size Bedrooms served by Two Bathrooms over the Two Upper Floors.

Externally, there is a good sized Driveway providing excellent off road Parking and to the rear there is a lawned Garden with patio area enjoying a high degree of privacy.

Comprising:

Entrance Hall with doors providing access to the Ground Floor Living Accommodation. A staircase rises to the First Floor. Access to useful understairs storage.

Ground Floor WC fitted with a modern white suite and chrome fittings. Opaque window to the front elevation.

Lounge with sliding patio doors overlooking and providing access to the gardens to the rear. Built in display shelves and cupboards.

Dining Room with wide ledge bay window to the front elevation. Picture rail surround. Fireplace feature.

Reception Room/Play Room/Study with window to the front elevation.

Breakfast Kitchen with French doors and windows overlooking and providing access to the gardens to the rear. 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 sink and draining unit with mixer tap over and tiled splashback. Integrated appliances include a double oven, hob with extractor fan over, fridge, freezer and dishwasher. The units incorporate an island unit with space for breakfast bar stools. Tiled floor. Window to the side elevation.

Utility Room fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. There is space and plumbing for a washing machine and tumble dryer.

To the First Floor Landing there is access to Four good size Bedrooms served by Two Bathrooms. Two windows to the front elevation. A staircase rises to the Second Floor Landing.

Principal Bedroom One with two windows to the rear elevation enjoying views over the gardens. There is a range of built in bedroom furniture providing wardrobes, cupboards, dressing table and bedside units providing excellent hanging and storage space.

This room enjoys an En Suite Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath with shower attachment over, wash hand basin and WC. Tiling to the walls. Opaque window to the side elevation.

Bedroom Two with a window to the rear elevation. Built in wardrobes providing excellent hanging and storage space.

Bedroom Three with a window to the front elevation. Picture rail surround.

Bedroom Four with window to the rear elevation. Built in wardrobes and cupboards providing excellent storage. Inset Velux window.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath, separate enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin with built in storage and WC. Window to the front elevation.

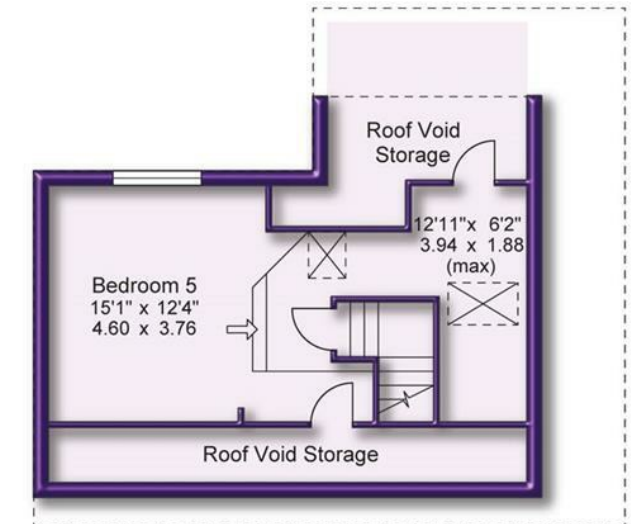
To the Second Floor Landing there is access to Bedroom Five which is built into the eaves of the property with sloping ceilings and two inset Velux windows to the side and rear elevations. Additional window to the rear elevation. Access to extensive roof void storage.

Externally, there is a Driveway providing ample off road Parking and enclosed within hedging.

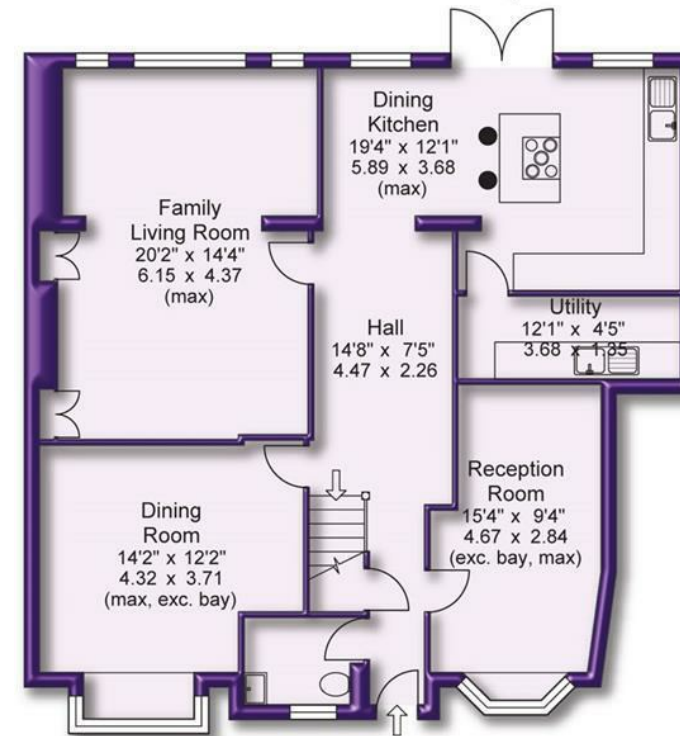
To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Lounge and Breakfast Kitchen. Beyond, there is a good sized lawned Garden with well stocked borders with a variety of plants, shrubs and trees providing a high degree of privacy.

- Freehold
- Council Tax Band E

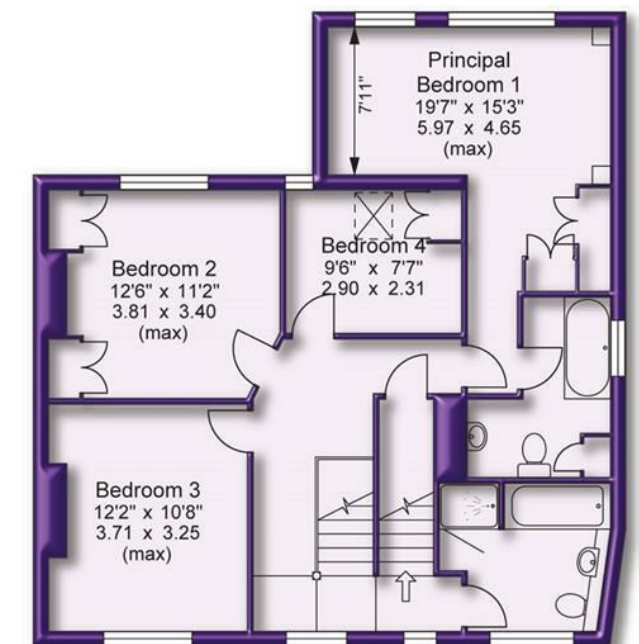
Approx Gross Floor Area = 2443 Sq. Feet
(inc. Roof Void Storage) = 226.9 Sq. Metres
Approx Gross Floor Area = 2245 Sq. Feet
(exc. Roof Void Storage) = 208.5 Sq. Metres



Second Floor



Ground Floor



First Floor