



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

26 Brookfield Avenue

Timperley, Altrincham, WA15 6TH



£635,000





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

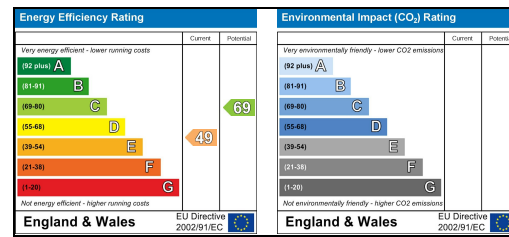


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY PROPORTIONED AND BEAUTIFULLY PRESENTED PERIOD SEMI DETACHED FAMILY HOME, WALKING DISTANCE OF EXCELLENT SCHOOLS, LOCAL SHOPS AND TIMPERLEY METROLINK STATION. 1475 SQFT.

Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Utility. Three Double Bedrooms. Two Baths/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 superbly proportioned Period Semi Detached family home located in this popular neighbourhood, within walking distance of excellent schools, local shops, Metrolink and within easy reach of Timperley Village and Altrincham Town Centre.

The beautifully presented property is arranged over Two Floors extending to some 1475 square feet with impressive original fireplaces and high ornate corniced ceilings. The accommodation provides an Entrance Hall, Lounge, Dining Room, Breakfast Kitchen and Utility with WC to the Ground Floor and Three excellent sized Bedrooms served by Two Bath/Shower Rooms to the First Floor with potential to remodel to create an additional Bedroom.

Externally, there is a resin Driveway providing ample off road Parking and to the rear a delightful Garden designed with low maintenance in mind.

Comprising:

Covered Porch. Panelled, stained and leaded glass entrance door leads to a Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Karndean flooring. Dado rail surround. Coved ceiling.

Lounge with windows inset into a wide square bay to the front elevation. Impressive cast iron fireplace feature with inset open grate and custom built cabinets and display shelving to the chimney breast recess. Coved ceiling.

Dining Room with uPVC French doors overlooking and providing access to the gardens to the rear. Impressive fireplace feature to the chimney breast with tiled hearth and wood surround. Stripped and stained floorboards. Panelled wall.

Live In Breakfast Kitchen with clearly defined areas. To the Living Area there are bi-folding doors which overlook and provide access to the gardens to the rear. Access to useful under stairs storage. Tiled floor.

The Kitchen Area is fitted with an extensive range of high gloss base and eye level units with Quartz worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include four ovens, a five ring gas hob with extractor fan over, fridge and dishwasher. Underfloor heating.

Utility Room fitted with built in 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. Space and plumbing for a washing machine, tumble dryer and freezer. Windows to the side and rear elevations. Wall mounted gas central heating boiler. Tiled floor.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Opaque window to the side elevation.

To the First Floor Landing there are Three excellent sized Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom. Dado rail surround.

Principal Bedroom One with two uPVC reproduction sash windows to the front elevation. To the chimney breast there is a cast iron fireplace feature with tiled insert. Built in wardrobes to either side of the chimney breast recess and additional built in wardrobe with sliding doors. Coved ceiling.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with dual attachments and glazed sliding door, wash hand basin with built in storage and WC. Stained and leaded glass window to the front elevation. Underfloor heating.

Bedroom Two with window enjoying views over the gardens to the rear. Attractive fireplace feature to the chimney breast. Built in wardrobes providing ample hanging and storage space. Panelled wall feature.

Bedroom Three with windows to the side and rear elevations. Built in wardrobe providing hanging and storage space. Loft access point with pull down ladder to a boarded Loft with light. The Loft space is ripe for conversion as evidenced by similar properties on the road.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath, walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Tiled floor. Opaque window to the side elevation. Coved ceiling.

Externally, there is resin Driveway providing off road Parking for two cars.

To the rear, the Gardens are designed with low maintenance in mind with a paved patio area adjacent to the back of the house, accessed via doors from the Dining Room and Live In Breakfast Kitchen. Beyond, there is a decked patio area and well stocked borders enclosed within fencing.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1475 Sq. Feet
= 1370 Sq. Metres

