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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

38 Wood Lane

Timperley, Altrincham, WA15 7PS



£610,000

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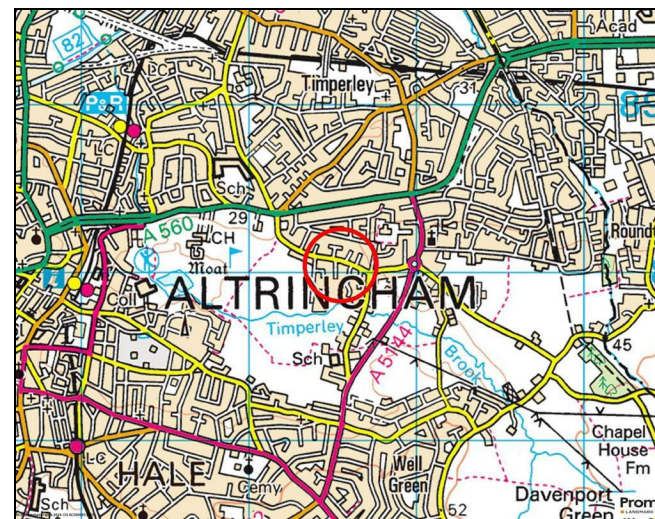
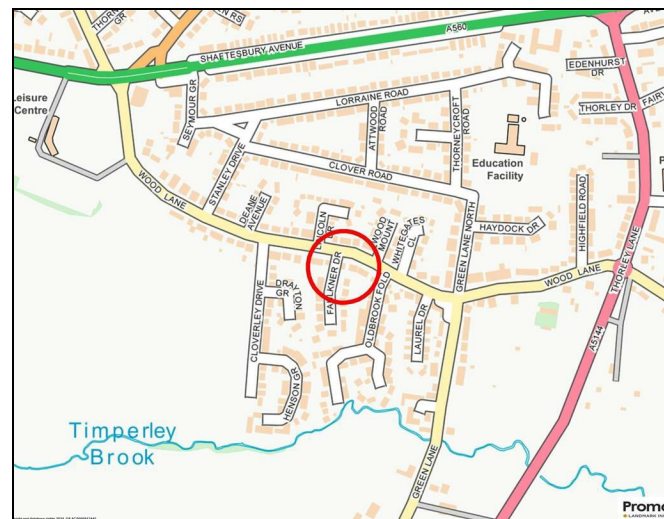
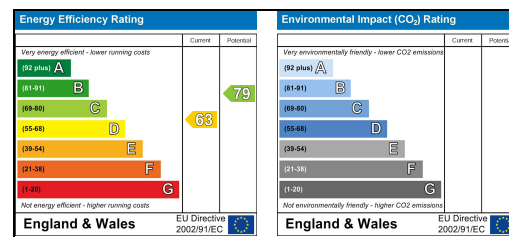


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

AN IMPRESSIVE, UPDATED, EXTENDED AND IMPROVED DETACHED FAMILY HOME STANDING ON A GENEROUS CORNER PLOT, IN A DESIRABLE LOCATION IDEAL FOR CLOVERLEA AND WELLINGTON SCHOOLS. 1343SQFT.

Hall. GFWC. Lounge. Dining Room. Breakfast Kitchen. Rear Porch. Three Bedrooms. Stylish Bathroom. Two Driveways. Detached Garage. 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

An immaculately presented, updated and improved, double height, bay fronted Detached family home positioned on a corner plot with Gardens areas laid to the front, side and rear and with two Driveways accessed off Faulkner Drive, one of which leads to a large Detached Garage.

The property is located on the corner of Wood Lane and Faulkner Drive in one of the most popular parts of Timperley, approximately midway between Timperley Village, Altrincham Town Centre and Hale Village with all facilities within easy reach. In addition, the property is within walking distance of Wellington School and with Cloverlea School on the doorstep

The well balanced family accommodation arranged over Two Floors, extending to approximately 1200 square feet plus the Garage and provides Two spacious Reception Rooms, in addition to a large Breakfast Kitchen to the Ground Floor and Three Bedrooms to the First Floor served by the stylishly appointed Family Bathroom.

Externally, there is good off street Parking via Two Driveways, as previously described, in addition to a large Single Garage.

The Garden Areas are of any excellent size with path and patio areas returning across the back and down the side of the property. Beyond, the Garden is laid to a good sized area of lawn with maturely stocked borders and enjoys a South facing therefore sunny aspect.

Comprising:

Entrance door to the Entrance Hall with staircase to the First Floor and wood finish flooring. Doors to the Ground Floor Living Accommodation. Ground Floor WC.

Lounge. An extended room with patio doors giving access to and enjoying an aspect of the garden. Fireplace feature.

Dining Room with wide bay window to the front.

Extended Breakfast Kitchen with windows and door to the side and rear, a stable door leads to the Garden and further French doors onto a large Porch which also leads to the garden.

The Kitchen area is fitted with a range of hand painted, wood finish units with worktops over.

First Floor Landing leading to the Bedrooms and Family Bathroom.

Principal Bedroom One with a wide bay window to the front

Bedroom Two is a Double Room overlooking the gardens to the rear.

Bedroom Three with a window to the front.

The Bedrooms are served by a stylishly appointed Family Bathroom fitted with a modern white suite with chrome fittings, providing a large double size open shower area, wash hand basin on a stand with toiletry cupboards and WC. Extensive tiling to the walls and floor.

An excellent family home, also ideal for someone looking to downsize, in a great location.

- Freehold
- Council Tax Band E



Approx Gross Floor Area = 1343 Sq. Feet
(Including Garage) = 124.7 Sq. Metres

Approx Gross Floor Area = 1162 Sq. Feet
(Excluding Garage) = 107.9 Sq. Metres

