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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£575,000

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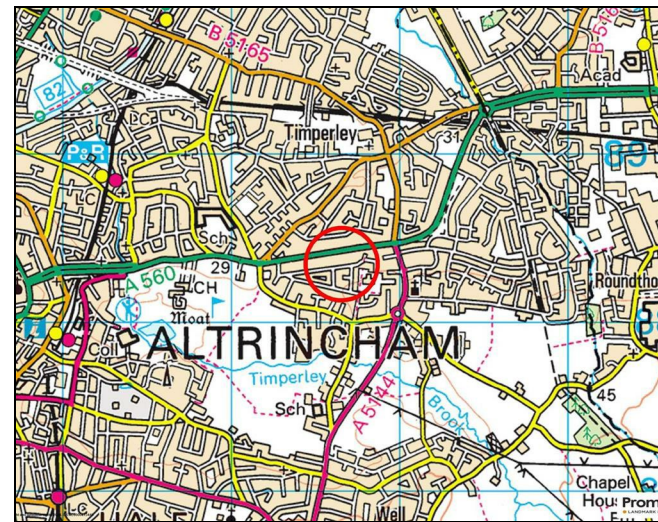
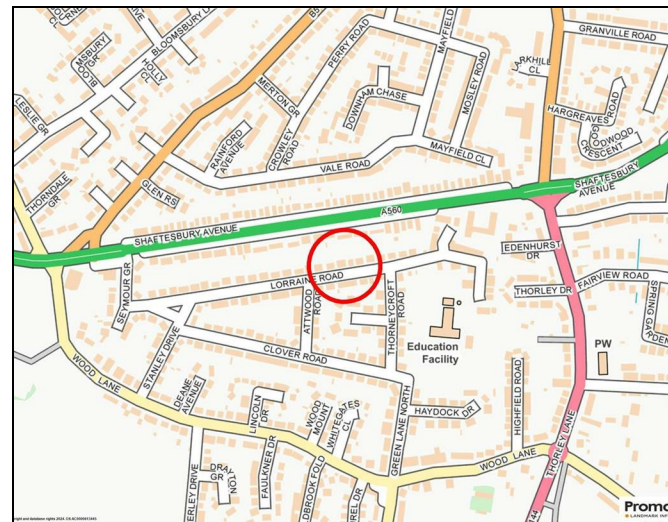
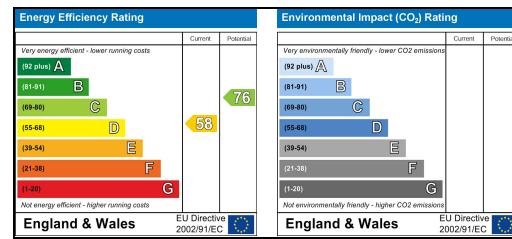


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A WELL PRESENTED, EXTENDED AND REMODELLED BAY FRONTED SEMI DETACHED FAMILY HOME LOCATED IN THIS POPULAR NEIGHBOURHOOD CLOSE TO EXCELLENT SCHOOLS, TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 1367 SQFT.

Recessed Porch. Hall. WC. Lounge. Open Plan Live In Dining Kitchen. Four Bedrooms. Family Bathroom. Driveway. Gardens.



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, bay fronted traditional Semi Detached family home located in this popular neighbourhood, walking distance to excellent schools as well as being close to both Timperley Village and Altrincham Town Centre, all its amenities, the popular Market Quarter and Metrolink.

The well presented property is arranged over Three Floors with the accommodation extending to some 1367 square feet providing a Hall, WC, Lounge and impressive Open Plan Live In Dining Kitchen to the Ground Floor and Four Bedrooms served by a Family Bathroom over the Two Upper Floors.

Externally, there is a Driveway providing off road Parking and to the rear a good sized lawned Garden with patio areas.

Comprising:

Recessed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Double glazed uPVC frame window to the side elevation. Built in meter cupboard.

Ground Floor WC fitted with a modern white suite and chrome fittings providing a wash hand basin and WC. Double glazed uPVC frame opaque window to the side elevation. Chrome finish heated towel rail. Built in cupboard housing a wall mounted gas central heating boiler.

Lounge with wide double glazed bay uPVC frame window to the front elevation. Fireplace feature to the chimney breast. Coved ceiling.

Impressive Open Plan Live In Dining Kitchen with part vaulted ceiling and inset Velux windows make this a naturally light and bright space. French doors overlook and provide access to the gardens to the rear.

The Kitchen Area is fitted with an extensive range of contemporary high gloss base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include an oven, five ring gas hob with extractor fan over and dishwasher. There is space and plumbing for a washing machine and tumbler dryer. Double glazed uPVC frame window to the rear elevation.

To the First Floor Landing there is access to Three good sized Bedrooms served by a Family Bathroom. Double glazed uPVC frame window to the side elevation. A staircase rises to the Second Floor.

Bedroom One with wide double glazed uPVC frame window to the front elevation. There are a range of contemporary wardrobes along one wall providing excellent hanging and storage space.

Bedroom Two with uPVC double glazed frame window to the rear elevation enjoying views over the gardens to the rear.

Bedroom Three is a good sized Single Room with double glazed uPVC frame window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath with thermostatic shower over and glazed screen, wash hand basin and WC. Part tiled walls. Two uPVC double glazed frame opaque windows to the side and rear elevations. Built in toiletry cabinets. Chrome finish heated towel rail.

To the Second Floor Landing there is access to Bedroom Four with uPVC double glazed frame window to the side elevation.

Bedroom Four is located under the eaves of the property with attractive sloping ceilings, and two inset Velux windows. Access to ample roof void storage.

Externally, there is a paved and gravelled Driveway providing ample off road parking with well stocked borders with a variety of plants, shrubs and trees.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Open Plan Live In Dining Kitchen. Beyond, the garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees, with a further paved patio area to the far end of the Garden.

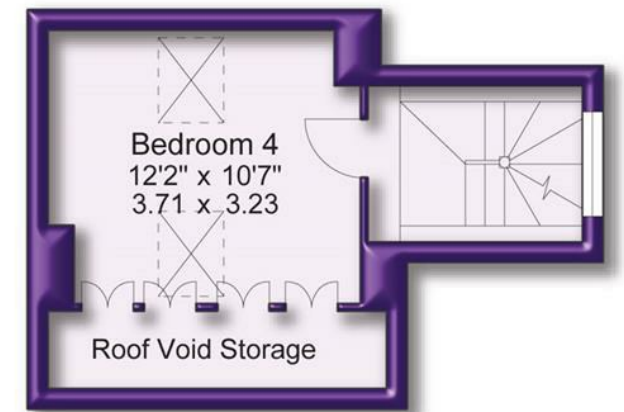
The Garden is enclosed within timber fencing.

- Freehold
- Council Tax Band D

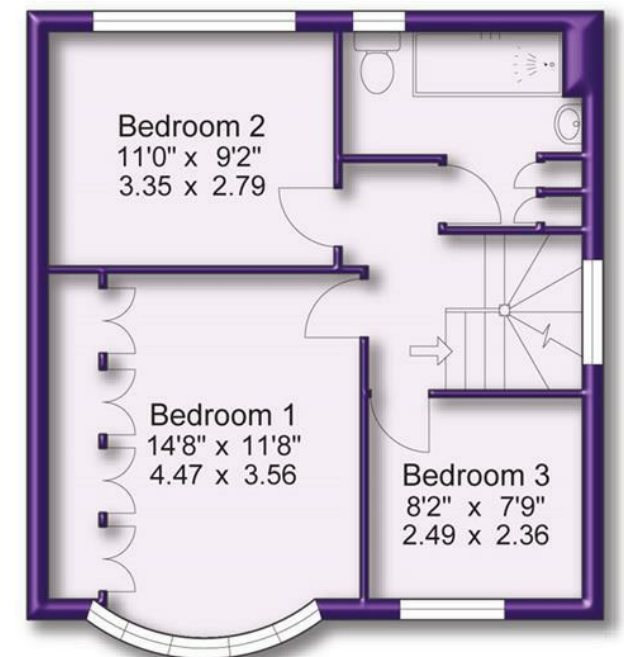
Approx Gross Floor Area = 1367 Sq. Feet
= 127.0 Sq. Metres



Ground Floor



Second Floor



First Floor