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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

23 Riddings Road

Timperley, Altrincham, WA15 6BW



£580,000

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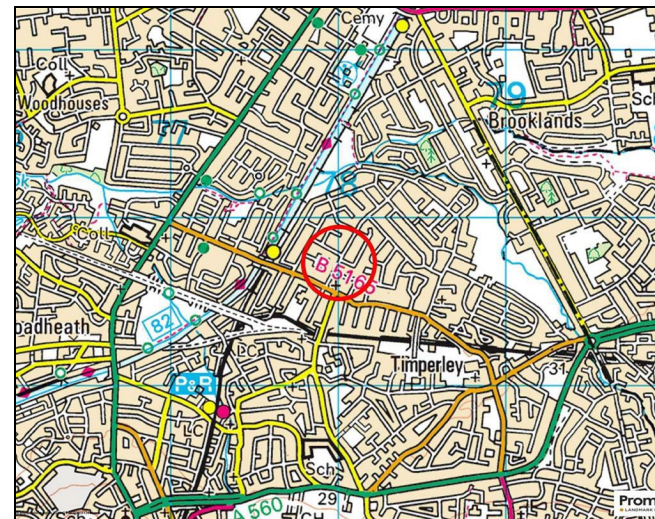
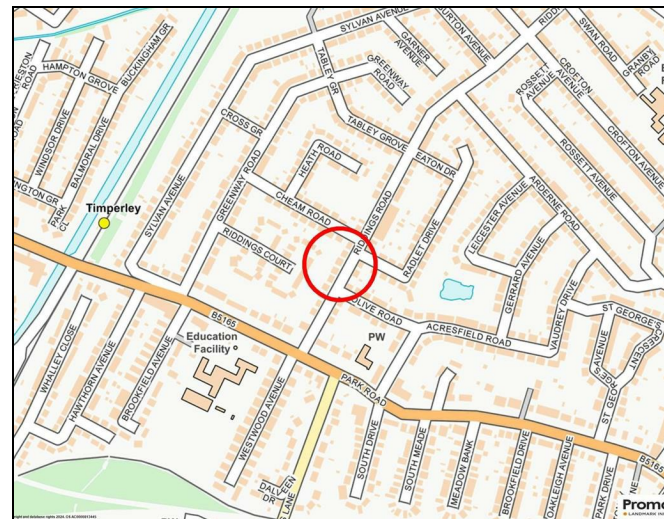
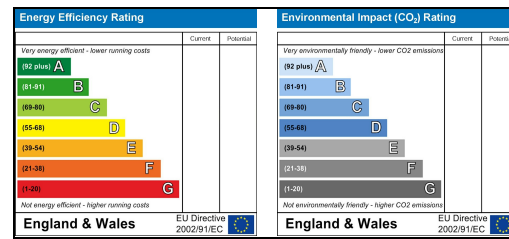


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY PROPORTIONED, REMODELLED AND EXTENDED BAY FRONTED SEMI DETACHED FAMILY HOME, IN A POPULAR LOCATION CLOSE TO EXCELLENT SCHOOLS, LOCAL SHOPS AND METRO. 1411sqft.

Hall. GFWC. Lounge. Open Plan Live In Dining Kitchen. Utility. Four Bedrooms. Two Bath/Shower Rooms. 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 appointed, remodelled and extended, bay fronted traditional Semi Detached family home located in this popular neighbourhood within walking distance of excellent schools, local shops, the Metrolink as well as being close to Timperley Village and Altrincham Town Centre.

The well presented property is arranged over Two Floors with the accommodation extending to some 1411 square feet providing a Hall, WC, Lounge, Open Plan Live In Dining Kitchen and Utility to the Ground Floor and Four Bedrooms served by Two Bath/Shower Rooms to the First Floor.

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

Comprising:

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 front elevation. Picture rail surround. Built in cloaks.

Ground Floor WC fitted with a modern white suite and chrome fittings with tiling to the sink area.

Lounge with wide double glazed uPVC frame bay window to the front elevation. Picture rail surround. Coved ceiling.

Impressive Open Plan Live In Dining Kitchen with part vaulted ceiling with two inset Velux windows and a floor to ceiling window feature making this a naturally light and bright space. In addition, there are bi-fold doors overlooking and providing access to the gardens to the rear.

To the Living and Dining Area there is a cast iron log burning stove. Ample space for a dining table and chairs. Picture rail surround.

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 with mixer tap over. Integrated appliances include an oven, microwave combination oven, five ring gas hob with extractor fan over, dishwasher and fridge freezer. The units incorporate an island unit with space for breakfast bar stools.

Utility Room with built in 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 dryer. Wall mounted gas central heating boiler housed within a unit. A door provides access to the side of the property.

To the First Floor Landing there is access to Four good sized Bedrooms served by Two Bath/Shower Rooms. Loft access point with pull down ladder.

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

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower over, dual attachments and glazed screen, wash hand basin with built in storage below and WC. Tiling to the walls and floor.

Bedroom Two with a wide uPVC double glazed frame window to the front elevation. Picture rail surround.

Bedroom Three with uPVC double glazed window to the rear elevation.

Bedroom Four is a larger than average Single Room with double glazed uPVC frame window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a double ended bath with shower attachment over, separate enclosed shower cubicle with dual attachments and glazed door, wash hand basin and WC. Tiling to the walls. Opaque double glazed uPVC frame window to the side elevation.

Externally, there is a paved Driveway providing ample off road Parking.

To the rear, there is a paved patio adjacent to the back of the house, accessed via the bi-fold doors from the Open Plan Live In Dining Kitchen. Beyond, the Garden is laid to lawn with stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing.

The Garden enjoys a West facing aspect.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1411 Sq. Feet
= 131.2 Sq. Metres

