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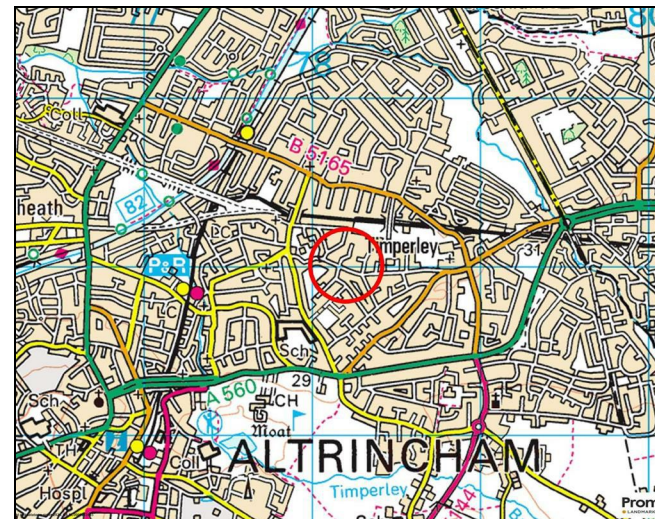
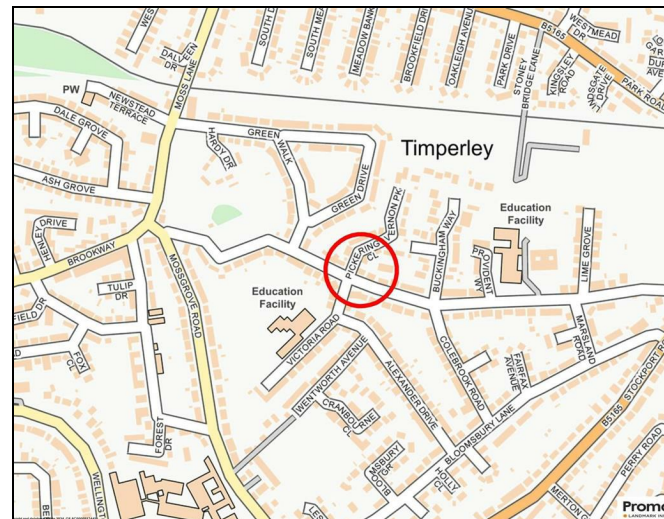
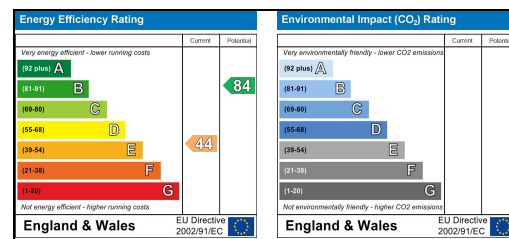


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY PROPORTIONED AND EXTENDED SEMI DETACHED FAMILY HOME STANDING ON A GOOD SIZED PLOT IN A POPULAR NEIGHBOURHOOD CLOSE TO TIMPERLEY VILLAGE AND WITH EXCELLENT SCHOOLS ON IT'S DOORSTEP. 1558SQFT.

Lounge. Dining Kitchen. Home Office/Garage. Four Double Bedrooms. Bathroom. Driveway. Workshop/Garage with added potential. Private Garden.



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 and extended Semi Detached family home ideally positioned, on this highly sought-after road within walking distance of Timperley Village and with The Willows and Wellington School literally on its doorstep. Also within walking distance to Navigation and Timperley Metrolink & Train Stations.

The stylishly presented property is arranged over Two Floors with the accommodation extending to some 1558 square feet including the rare feature of a particularly large Garage/Workshop with added potential.

The accommodation provides an Entrance Vestibule, Integral Garage which is currently utilised as a Home Office, Lounge and impressive Dining Kitchen to the Ground Floor and there are Four Double Bedrooms served by a Family Bathroom to the First Floor.

Externally, the property enjoys a corner plot with a wide Driveway providing ample off road Parking and there is access to the Worksop/Garage with gate to the rear Garden which is laid to lawn with patio area, enjoying a high degree of privacy.

The nature of the width of the plot, incorporating the Garage/Workshop, provides scope for a buyer to convert into additional living space or indeed undertake a two storey side extension, subject to any necessary consents.

Comprising:

Entrance Vestibule with door leading to the Ground Floor Living Accommodation. Opaque double glazed uPVC frame window to the side elevation.

Home Office, formally the Double Garage, which is of a superb size. Utility area within including washing machine, freezer and plumbing for a downstairs WC.

Lounge with double glazed uPVC frame window to the front elevation. Contemporary wall mounted, pebble effect electric fire. A staircase rises to the First Floor Landing.

Impressive Dining Kitchen with clearly defined areas. To the Dining Area there are French doors overlooking and providing access to the gardens to the rear.

The Kitchen is fitted with an extensive range of base and eye level units with soft closing doors and worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, four ring hob with extractor fan over, microwave combination oven, fridge, freezer and dishwasher. Double glazed uPVC frame window to the rear elevation and a door provides access to the same. Wall mounted gas central heating boiler housed within a unit. Kitchen Dining Island with built in wine cooler. Built in Electric pull up with plug sockets and usb charging points.

A door provides access to the Integral Garage/Workshop which is a superb and versatile space with rolling doors to the front and rear and offers potential to convert, subject to any necessary consents.

To the First Floor Landing there is access to Four good sized Bedrooms served by a Family Bathroom. Loft access point with pull down ladder to part boarded Loft and ideal storage space with lighting. Built in airing cupboard.

Bedroom One with double glazed uPVC frame window to the front elevation.

Bedroom Two with double glazed uPVC frame window to the rear elevation.

Bedroom Three with double glazed uPVC frame window to the front elevation.

Bedroom Four with double glazed uPVC frame window to the rear elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, separate walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Two double glazed uPVC frame windows to the side elevation. Chrome finish heated towel rail.

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

To the rear, the Gardens are a delightful feature, with a paved patio area adjacent to the back of the house, accessed via the doors from the Dining Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees, enclosed within timber fencing.

A superbly located family home.

- Leasehold - : 999 years from 1 January 1977

- Council Tax Band D

