



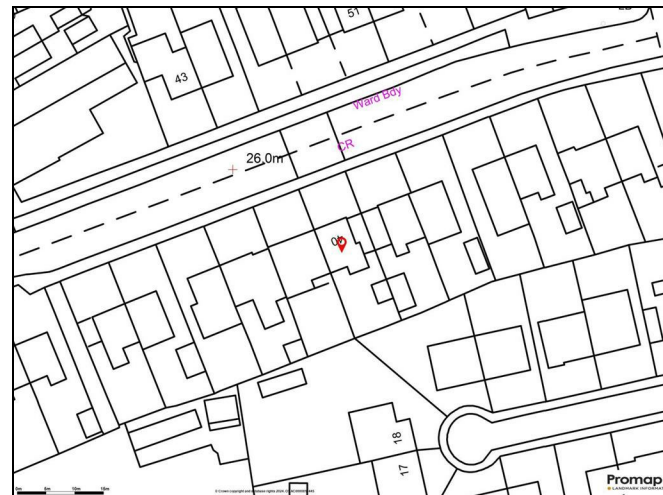
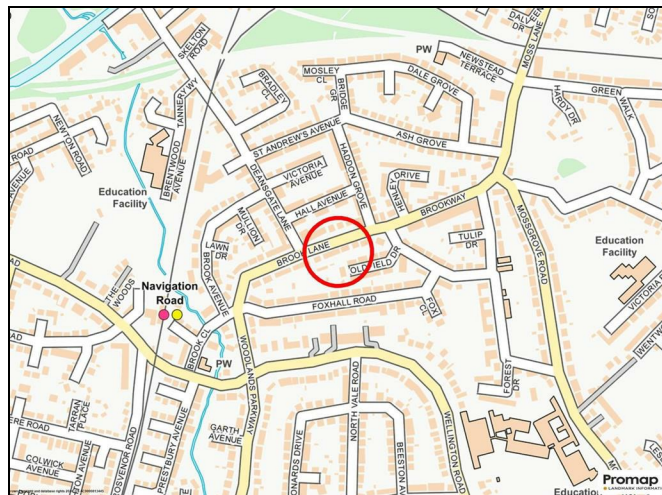
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INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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.



INDEPENDENT ESTATE AGENTS

# 40 Brook Lane

Timperley, Altrincham, Cheshire, WA15 6RS



**AN APPEALING SEMI DETACHED FAMILY HOME LOCATED IN THIS POPULAR NEIGHBOURHOOD WITHIN WALKING DISTANCE OF LOCAL SCHOOLS, THE METROLINK AND OFFERING EXCELLENT POTENTIAL. 900SQFT. \*\*OPEN HOUSE TUESDAY 6 AUGUST BETWEEN 10AM AND 12PM AND THURSDAY 8 AUGUST BETWEEN 2PM AND 4PM - NO APPOINTMENT NEEDED JUST TURN UP!\*\***

**Porch. Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Driveway. Gardens. No Chain.**

**£389,950**



# in detail



An appealing, traditional bay fronted Semi Detached family home in this highly popular location, within walking distance of Wellington School, Navigation Road Primary School, Navigation Road and Timperley Metrolink Stations and close to both Timperley Village and Altrincham Town Centre, it's facilities and the popular Market Quarter.



The property offers excellent potential to update, extend and improve subject to any necessary consent and currently provides Two Reception Rooms to the Ground Floor, in addition to the Kitchen and has Three Bedrooms to the First Floor served by a Family Bathroom.

Externally, there is good off street Parking to the front and a maturely stocked Garden to the rear.

Comprising:

Entrance Porch. Hall with staircase to the First Floor and exposed floorboards that continue throughout the property.

Lounge with bay window to the front elevation. Double doors open into the:

Dining Room with a window overlooking the rear garden.

The Kitchen is fitted with a basic range of units and with three windows to two elevations and a door leading to the side.

First Floor Landing leading to Three Bedrooms and a Family Bathroom.

Bedroom One with window to the front and extensive built in wardrobes.

Bedroom Two with window to the rear.

Bedroom Three with a window to the front. Extensive built in wardrobes and storage.

Bathroom fitted with a suite of bath, wash hand basin and WC.

Externally, the front of the property is approached through wrought iron gates to a block paved Driveway which returns to further gates to a covered Car Port to the side of the house.

The Garden frontage is well stocked with screening from the road and the Garden to the rear has a paved patio area adjacent to the back of the house. Beyond, the Garden is laid to lawn with deep maturely stocked borders of shrubs, bushes, trees and plants providing excellent screening.

This property offers superb potential and is for sale with No Chain.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 900 Sq. Feet  
= 83.6 Sq. Metres

