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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£535,000

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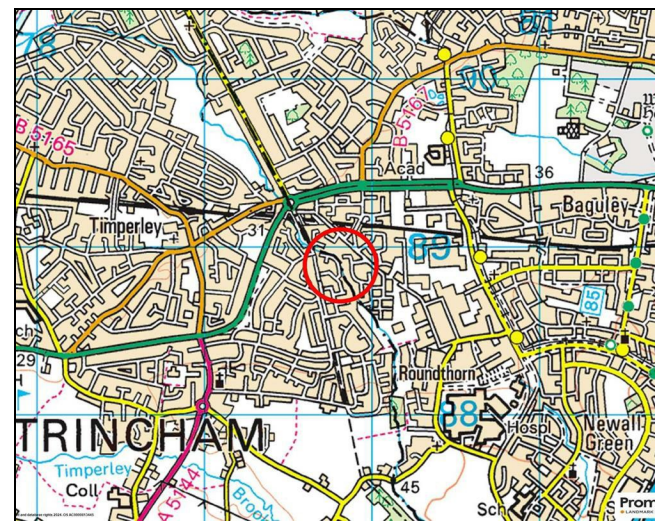
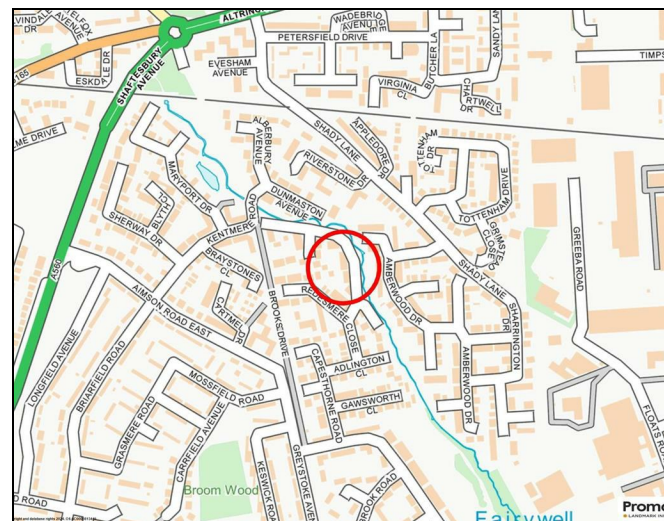
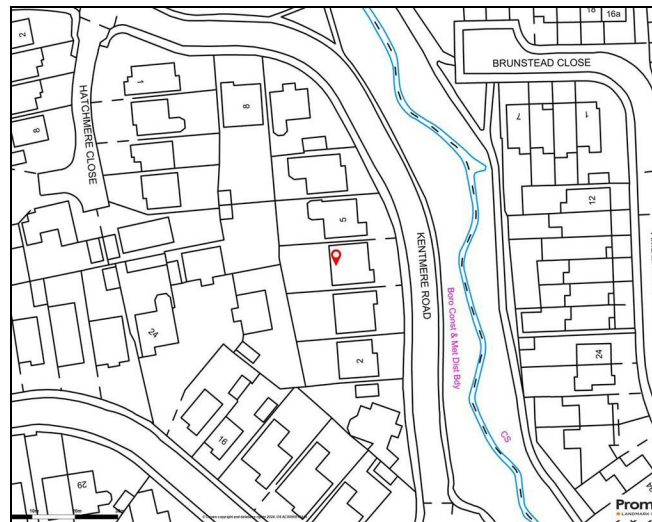


energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(1-10) A	
(81-91) B		(11-15) B	
(69-80) C		(16-20) C	
(55-68) D		(21-25) D	
(39-54) E		(26-30) E	
(21-38) F		(31-35) F	
(1-20) G		(36-40) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC



Overview

****THIS PROPERTY IS OFFERED FOR SALE WITH NO CHAIN****

AN ATTRACTIVE, IMMACULATELY PRESENTED AND WELL PROPORTIONED DETACHED FAMILY HOME WITH SUNNY ASPECT GARDENS ON QUIET CUL-DE-SAC IN A POPULAR NEIGHBOURHOOD CLOSE TO LOCAL SCHOOLS AND SHOPS. 1379sqft

Hall. WC. Lounge. Family Room. Dining Room. Kitchen. Four Bedrooms. Two Shower Rooms. Driveway. Garage. West facing Gardens. No Chain.



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

****THIS PROPERTY IS OFFERED FOR SALE WITH NO CHAIN****

An attractive and well proportioned Detached family home located in this popular neighbourhood close to local schools, shops and within easy reach of Timperley Village and Altrincham Town Centre.

The immaculately presented property is arranged over Two Floors with the accommodation extending to some 1379 Square feet providing a Hall, WC, Lounge, Family Room, Dining Room and Kitchen to the Ground Floor and there are Four good sized Bedrooms served by Two Shower Rooms to the First Floor.

Externally, there is a paved Driveway providing ample off road Parking and returns in front of an Integral Garage. To the rear there is a well maintained lawned Garden with decked and paved patio area to the rears enjoying a West facing aspect.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Wood flooring.

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 front elevation.

Double doors lead to a Lounge with double glazed uPVC frame window to the front elevation. Attractive pebble effect fireplace feature.

Family Room with double glazed uPVC French doors which overlook and provide access to the delightful gardens to the rear. Coved ceiling.

Dining Room with double glazed uPVC frame door and window provide access to the garden to the rear. Courtesy door to the Integral Garage.

Kitchen fitted with an extensive range of white 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 and tiled splashback. Integrated appliances include a double oven, four ring induction hob with extractor fan over, fridge and washing machine.

To the Floor Landing there is access to Four good sized Bedrooms served by Two Shower Rooms, one being En Suite to the Principal Bedroom. Double glazed uPVC frame window to the side elevation. Loft access point to a boarded storage space with lighting. Built in airing cupboard.

Principal Bedroom One with a double glazed uPVC frame window to the front elevation enjoying an open aspect.

This Bedroom enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Tiling to the walls. Double glazed uPVC frame opaque window to the side elevation.

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

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

Bedroom Four with double glazed uPVC frame window to the front elevation. Coved ceiling.

The Bedrooms are served by a Family Shower Room fitted with a modern white suite and chrome fittings, providing a walk in wet room style shower with glazed screen, wash hand basin and WC. Tiling to the walls and floor. Chrome finish

heated towel rail.

Externally, there is a paved and gravelled Driveway providing ample off road Parking, returning in front an Integral Garage with up and over door.

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

The Garden enjoys a West facing, therefore sunny aspect.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- FREEHOLD PROPERTY
- COUNCIL TAX BAND - E

Approx Gross Floor Area = 1379 Sq. Feet
= 128.2 Sq. Metres

