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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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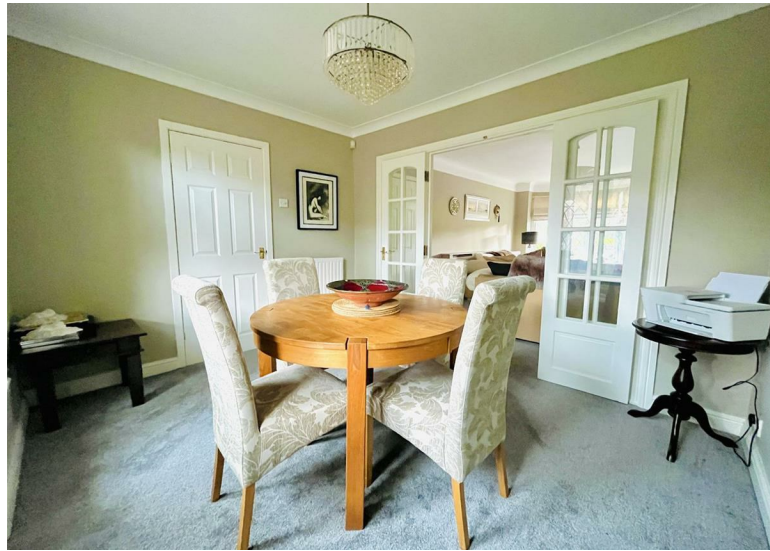
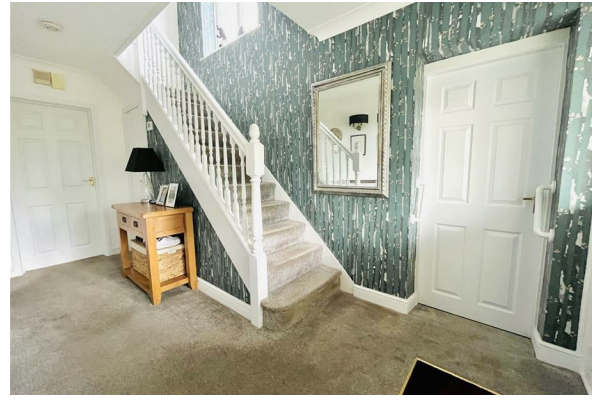
Timperley, Altrincham, WA15 7AY



£565,000

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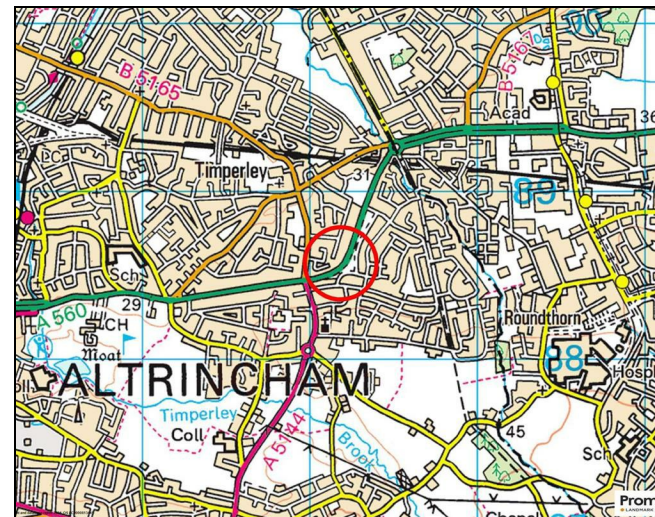
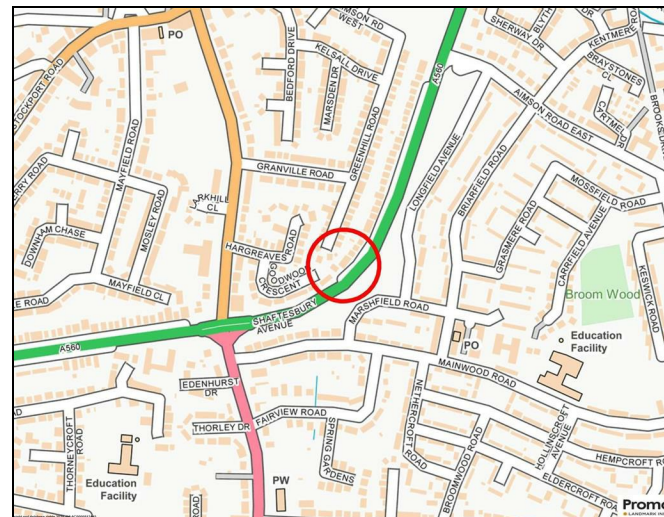
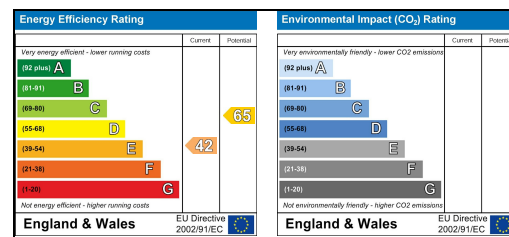


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY SIZED, EXTENDED DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO EXCELLENT SCHOOLS, TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 1548SQFT

Porch. Hall. WC. Lounge. Dining Room. Conservatory Day Room. Open Plan Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Gated Driveway. Gardens.



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, extended Detached family home set behind a remote control Gated Entrance located in this popular neighbourhood close to excellent schools, Timperley Green and within easy reach of both Timperley Village and Altrincham Town Centre.

The well presented property has been extended significantly to the Ground Floor and provides a Hall, WC, Lounge, Dining Room and an Amdega Conservatory Day Room, which is Open Plan to the Kitchen. In addition to a Ground Floor Bedroom with En Suite.

To the First Floor are Three further excellent Bedrooms served by the spacious Family Bathroom.

The property is well appointed throughout yet at the same time offers excellent potential for the incoming purchaser to extend further in line with the neighbouring properties, subject to the necessary consents.

Comprising:

Enclosed Porch with diamond leaded Entrance door and side windows.

Entrance Hall with spindle balustrade staircase to the First Floor with storage beneath and doors to the Ground Floor accommodation.

Lounge with a diamond leaded round bay window to the front elevation and an attractive side inglenook with exposed brick fireplace with gas living flame fire, flanked by further diamond leaded windows.

Paneled double doors lead through to the Dining Room with diamond leaded door wide side windows giving access to the Conservatory Day Room and with a further door to the Kitchen.

Kitchen which extends into the Conservatory Day Room, creating a fantastic Open Plan day to day informal living space.

The Conservatory Day Room by Amdega, is of double glazed wood frame construction with a vaulted glazed roof and French doors and windows giving access to and overlooking the Gardens.

The Conservatory Day Room opens into the Kitchen area which is broadly 'L-shaped' overall and is fitted with a range of cream laminate fronted units with worktops over, inset into which a stainless steel one and a half bowl single drainer sink unit. Integrated appliances include an oven, microwave, gas hob, fridge freezer and dishwasher.

From the Kitchen an opening with a step down leads to an Inner Hall area with a door and window to the side and with a door to a Ground Floor WC with white suite.

Bedroom Four with diamond leaded windows to the front and side. Built in meter cupboard.

This Bedroom is served by an En Suite Shower Room fitted with a modern white suite and black fittings, providing an enclosed shower cubicle with dual attachments and glazed door, wash hand basin and WC. Tiling to the walls.

First Floor Landing with diamond leaded window to the side and with doors leading to Three Bedrooms and the Family Bathroom. Loft access point.

Bedroom One with a side inglenook housing a bed recess flanked by two feature shuttered corner windows and with a diamond leaded round bay window to the front. Custom built wardrobes and drawers to one wall.

Bedroom Two with a diamond leaded window to the rear. Coved ceiling.

Bedroom Three with a diamond leaded shuttered window to the front.

Family Bathroom fitted with a white suite providing a bath, wash hand basin, WC, enclosed shower cubicle with thermostatic shower. Diamond leaded window to the side. Tiling to the walls. Halogen lighting.

Externally the front of the property is approached via a remote control electrically operated Gated Entrance to a block paved driveway, providing ample parking for several vehicles and enclosed with mature laurel hedging and timber fencing.

Access down the sides of the property lead to the rear Garden, this is currently landscaped to provide minimum maintenance with block paving providing a large patio area returning across the back of the house, accessed via the Amdega Conservatory and retained within dwarf walling with inset lighting. Beyond the Garden is laid to astroturf with paved patio areas and borders with a variety of shrubs, bushes and plants. The Garden is enclosed with timber fencing.

To the rear of the property there are two Garden Stores accessed externally.

UPVC double glazing.

A fantastic family sized home.

FREEHOLD PROPERTY
COUNCIL TAX BAND - E

Approx Gross Floor Area = 1548 Sq. Feet
= 143.50 Sq. Metres

