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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 30 Bollin Drive

Timperley, Altrincham, WA14 5QS



£575,000





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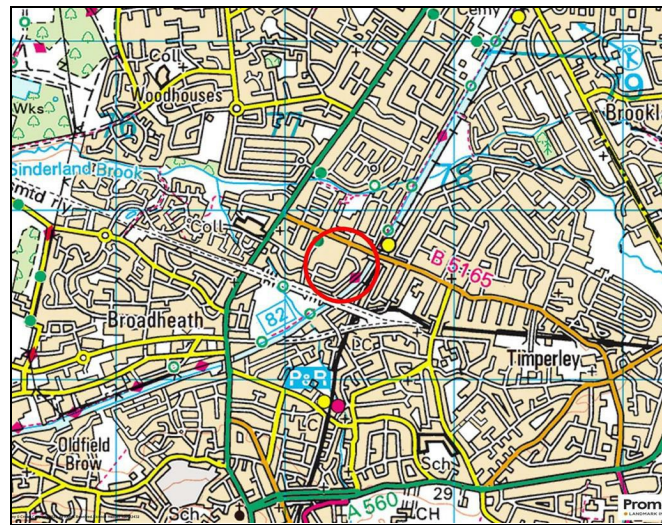
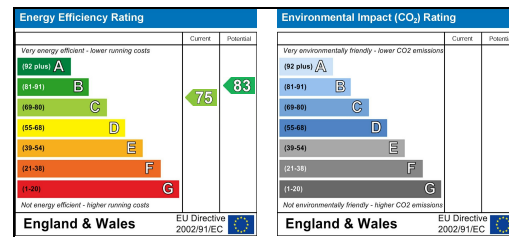


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## energy efficiency

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



# Overview

A SUPERB, EXTENDED AND REMODELLED SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION WITHIN WALKING DISTANCE OF EXCELLENT LOCAL SCHOOLS, SHOPS AND TIMPERLEY METROLINK. 1342SQFT.

Hall. Family Room. Lounge. Dining Kitchen. Utility. Four Bedrooms. Three Bath/Shower Rooms. Driveway. 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

A superb, remodelled and extended, bay fronted Semi Detached family home located in this popular neighbourhood walking distance to excellent schools, local shops, Timperley Metrolink Station as well as being close to both Altrincham Town Centre and Timperley Village.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 1342 square feet providing a Hall, Shower Room, Lounge, Family Room, Dining Kitchen and Utility to the Ground Floor and Four good sized Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway providing ample off road Parking and low maintenance Gardens to the side and rear with paved and decked patio areas.

This property is offered for sale with no chain.

Comprising:

Composite front door leading to a spacious Entrance Hall with vaulted ceiling feature. A spindle balustrade staircase rises to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful under stairs storage. Porcelain tiled floor.

Ground Floor Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Tiling to the walls and floor. Opaque double glazed uPVC frame window to the front elevation. Built in toiletry cabinet.

Family Room with wide bay with double glazed uPVC frame window to the front elevation.

Lounge with double glazed uPVC frame French doors and windows overlooking and providing access to the rear. To the chimney breast there is a pebble effect electric fireplace feature with marble hearth and wood surround.

Impressive Dining Kitchen fitted an extensive range of high gloss base and eye level units with concealed lighting and solid oak worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Large central Island unit with granite worktops over and space for breakfast bar stools. There is space for a Range cooker, an American style fridge freezer and dishwasher. Double glazed uPVC frame French doors to the side elevation. Double glazed uPVC frame window to the rear elevation. Tiled floor. Integrated Sonos speakers. Access to useful under stairs storage.

Utility Room fitted with a range of 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. There is space and plumbing for a washing machine and dryer. Opaque double glazed uPVC frame window to the side elevation. Tiled floor.

To the First Floor Landing there is access to Four good sized Bedrooms served by Two Bath/Shower Rooms. Inset Velux window. Loft access point with pull down ladder to boarded storage space. Wall mounted gas central heating boiler. Velux window.

Principal Bedroom One with double glazed uPVC frame window to the side elevation. Bespoke built in wardrobes by Hammonds along one wall with inset lighting, matching headboard and bedside cabinets providing excellent hanging and storage space..

This room enjoys an En Suite Shower Room fitted with a contemporary black suite and chrome fittings, providing a wet room style shower with dual shower attachments and glazed sliding door, built in wash hand basin with storage below and WC. Extensive tiling to the walls and floor.

Bedroom Two with wide bay with inset double glazed uPVC frame window to the front elevation.

Bedroom Three with double glazed uPVC frame window to the rear elevation. Built in wardrobes to one side of the chimney breast recess providing excellent hanging and storage space.

Bedroom Four with two double glazed uPVC frame windows to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with contemporary white suite and chrome fittings, providing a bath with dual shower attachments over and glazed screen, wash hand basin and WC. Extensive tiling to the walls and floor. Opaque double glazed uPVC frame window to the side elevation. Chrome finish heated towel rail.

Externally, there is a paved Driveway providing excellent off road parking and enclosed within well stocked borders. EV Charging point.

The property enjoys Gardens to the side and rear elevations. There is a patio area adjacent to the side of the property, accessed via the doors from the Dining Kitchen. Beyond, the Garden is laid to Astroturf with paved and decked patio areas and well stocked borders with a variety of plants, shrubs, and trees, enclosed within timber fencing.

The rear Garden has a paved patio area adjacent to the back of the house, accessed via the doors from the Lounge and the Garden is enclosed within timber fencing.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1342 Sq. Feet  
= 124.7 Sq. Metres

