



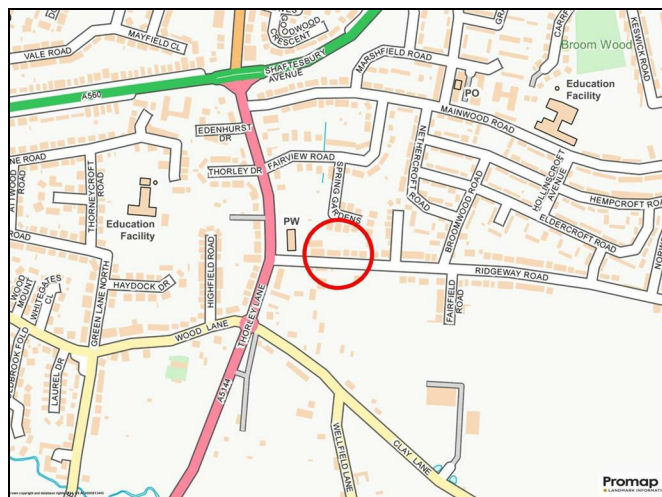
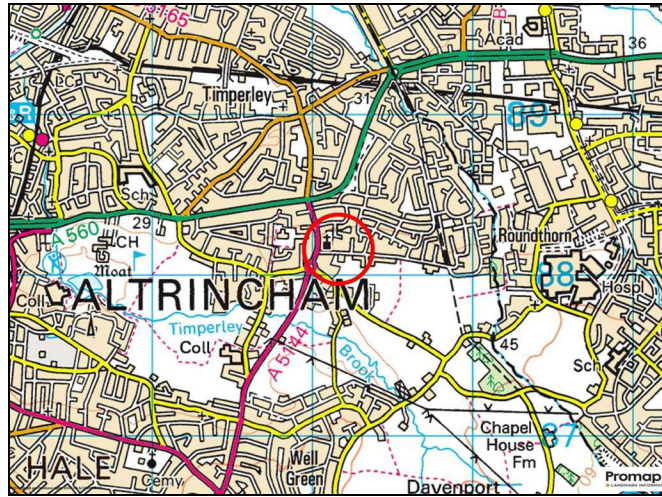
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INDEPENDENT ESTATE AGENTS

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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

17 Ridgeway Road Timperley, Altrincham, Cheshire, WA15 7HA



AN ATTRACTIVE, VICTORIAN END TERRACED COTTAGE LOCATED ON THIS DESIRABLE ROAD LOCATED MID WAY BETWEEN TIMPERLEY VILLAGE, ALTRINCHAM TOWN CENTRE AND HALE VILLAGE. 976 SQFT

Hall. Lounge. Dining Kitchen. Three Bedrooms. Bathroom. Driveway. Garage. Store/Utility. Gardens. NO CHAIN!

Offers Over £400,000

in detail



A most attractive Victorian End Terraced Cottage style property located on this popular road just off Thorley Lane, mid way between Altrincham, Hale and Timperley Centres and in catchment for great local schools including Cloverlea Primary School, Wellington Secondary School and Altrincham Boys' and Girls' Grammar Schools.

The well presented property is arranged over Two Floors with the accommodation extending to some 976 square feet providing a Hall, Lounge and Dining Kitchen to the Ground Floor and Three Bedrooms served by a spacious Bathroom to the First Floor.



Externally, there is a Driveway providing off road parking, returning in front of an Attached Garage. There is an electric vehicle charging point and to the rear there is a good size lawned Garden.

The property is ideal for a young professional couple/young family or someone looking to downsize.

Comprising:
Canopied Porch. Original entrance door leading to the Hall with spindle balustrade staircase rising to the First Floor. A glazed door provides access to the Ground Floor Living accommodation. Cloaks Area. A door provides access to the subfloor.

Lounge with a wide double glazed uPVC frame window to the front elevation. To the chimney breast there is an electric, coal effect fireplace feature. Built in shelving to one side of the chimney breast recess. Coved ceiling.

Glazed double doors lead to the Dining Kitchen. To the Dining Area there are double glazed uPVC frame French doors overlooking and providing access to the garden. Ample space for a dining table and chairs.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include an oven, four ring gas hob and extractor fan over, fridge, freezer and dishwasher. Two double glazed uPVC frame windows to the side and rear elevations.

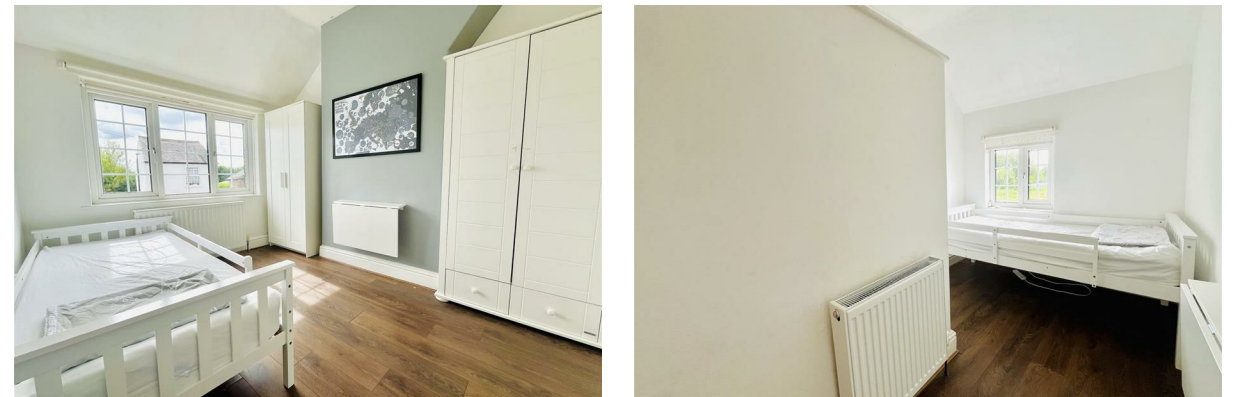
To the First Floor Landing there is access to Three Bedrooms and a spacious Bathroom. Double glazed uPVC frame window to the side elevation. Loft access point.

Bedroom One with double glazed uPVC frame window to the rear elevation enjoying views over the gardens.

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

Bedroom Three with double glazed uPVC frame window to the front elevation. Loft access point with pull down ladder to a boarded storage space.

The Bedrooms are served by a spacious Bathroom fitted with a white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin and WC. Built in airing cupboard housing a wall mounted gas central heating boiler. Double glazed uPVC frame window to the rear elevation. Tiling to the bath and sink areas.



Externally, there is a Driveway providing off road Parking returning in front of an attached Single Garage. There an electric vehicle charging point and a lawned Garden frontage with well stocked borders.

To the rear, there is patio area adjacent to the back of the house, accessed via the French doors from the Dining Kitchen and beyond a lawned Garden, enclosed within hedging.

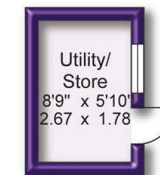


External Store, currently utilised as a Utility Room with double glazed uPVC frame window and door with plasterboard walls, power and electric.

An archway opens onto a right of access and beyond is the main Garden Area, laid to lawn with stocked borders and enclosed within hedging.

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

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 976 Sq. Feet
(inc. Utility/Store) = 90.6 Sq. Metres
Approx Gross Floor Area = 926 Sq. Feet
(exc. Utility/Store) = 86.0 Sq. Metres

