



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

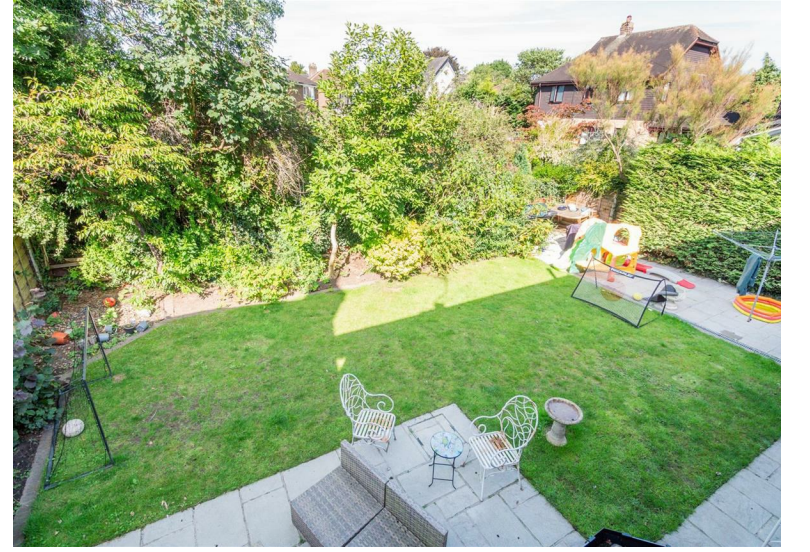
INDEPENDENT ESTATE AGENTS

7 The Paddock

Timperley, Altrincham, WA15 7NR



£865,000





HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net



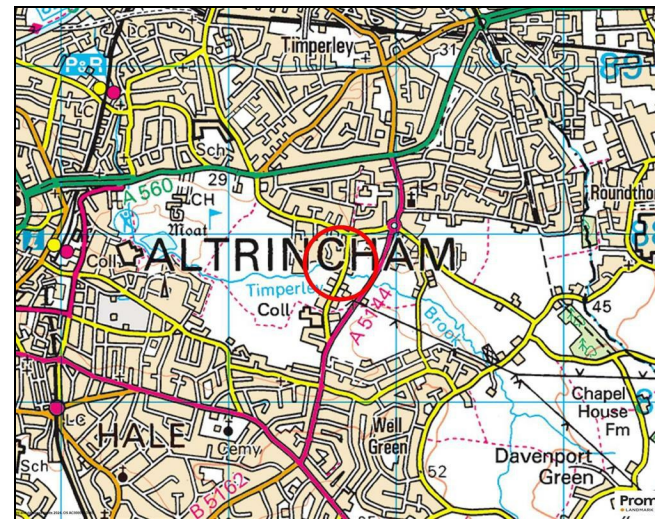
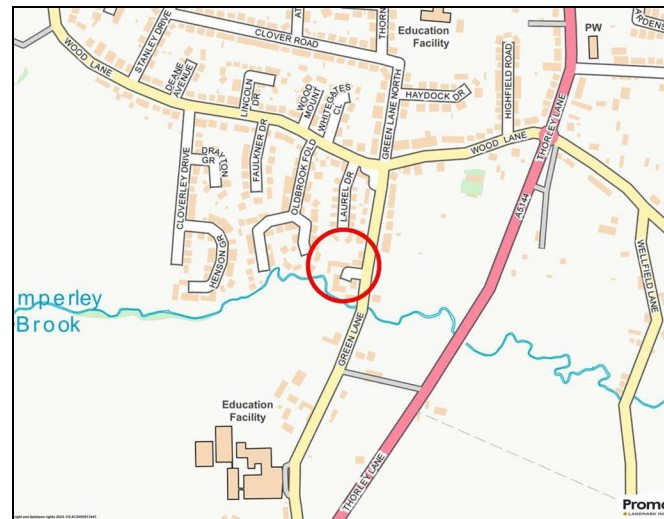
INDEPENDENT ESTATE AGENTS



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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(02-10) A	
(81-91) B		(11-21) B	
(69-80) C		(35-40) C	
(55-65) D		(55-60) D	
(39-54) E		(75-84) E	
(21-38) F		(91-100) F	
(1-20) G		(111-120) 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



overview

A WELL PRESENTED AND SUPERBLY PROPORTIONED DETACHED FAMILY HOME, LOCATED ON A DESIRABLE CUL-DE-SAC CLOSE TO BOTH TIMPERLEY, HALE AND ALTRINCHAM TOWN CENTRES. 2017 SQFT

Hall. GFWC. Lounge. Study/Dining Room. Play Room. Breakfast Kitchen. Utility. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Double Garage. 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

An attractively designed Detached family home built with reclaimed Chesire brick and located on this desirable, small cul-de-sac development of just seven properties, positioned just off Green Lane and as such is within a moments walk of Cloverlea Primary School and Altrincham College Secondary School.

The property is well presented throughout and provides well balanced and proportioned family accommodation, extending to approximately 1700 square feet, in addition to a substantial Double Garage.

There are Three Reception Rooms to the Ground Floor in addition to the Breakfast Kitchen and Utility Room and Downstairs WC and to the First Floor are Four Double Bedrooms served by a Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally, there is a double width Driveway providing generous off road Parking, leading to the substantial Detached Double Garage.

There is a Garden frontage, and the rear Garden has paved path and patio areas returning across the back of the house, accessed via the Lounge and Breakfast Kitchen. In addition, there is a lawned area beyond and mature borders providing excellent screening.

Comprising:

Entrance door to Hall with spindle balustrade staircase rising to the First Floor. Ground Floor WC.

Spacious Lounge, approached via double doors from the Hall with bay window and French doors enjoying an aspect of and giving access to gardens. Attractive fireplace feature.

Home Study or Dining Room, also approached via double doors from the Hall and having a wide bay window to the front.

Play Room or Study with a window to the front.

Breakfast Kitchen with a window and French door enjoying an aspect of and giving access to the gardens.

The Kitchen is fitted with a range of wood fronted units with worktops over, with integrated oven, hob, extractor fan, fridge freezer and dishwasher.

The Utility Room has built in units and space for a washing machine and dryer. A door leads outside and connects to the Garage.

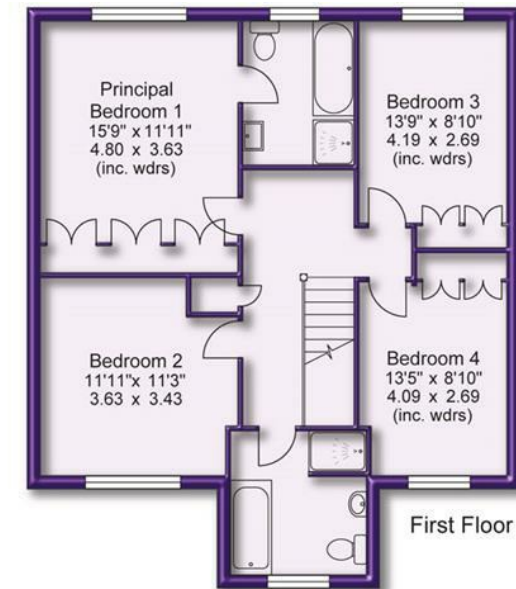
First Floor Landing leading to Four excellent Double Bedrooms, three with built in wardrobes.

The Principal Bedroom is particularly well proportioned and is served by the stylishly appointed, refitted En Suite Bathroom.

The remaining Bedrooms are served by the Family Bathroom fitted with a white suite with separate shower cubicle.

A first class family home in a great location!

- Freehold
- Council Tax Band G



Approx Gross Floor Area = 2017 Sq. Feet
(inc. Garage) = 187.3 Sq. Metres
Approx Gross Floor Area = 1675 Sq. Feet
(exc. Garage) = 155.6 Sq. Metres

