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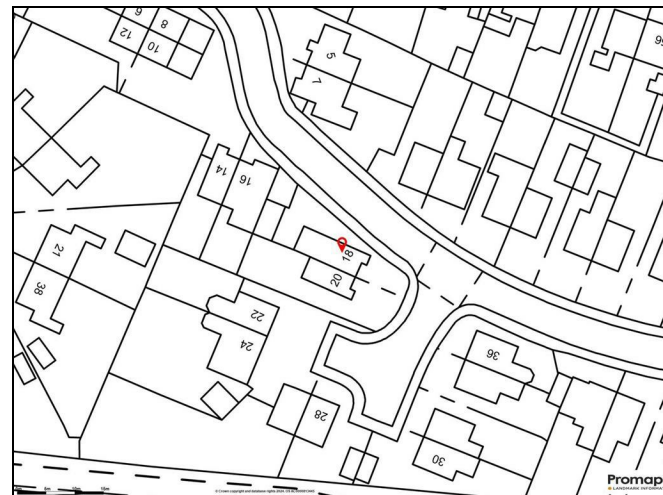
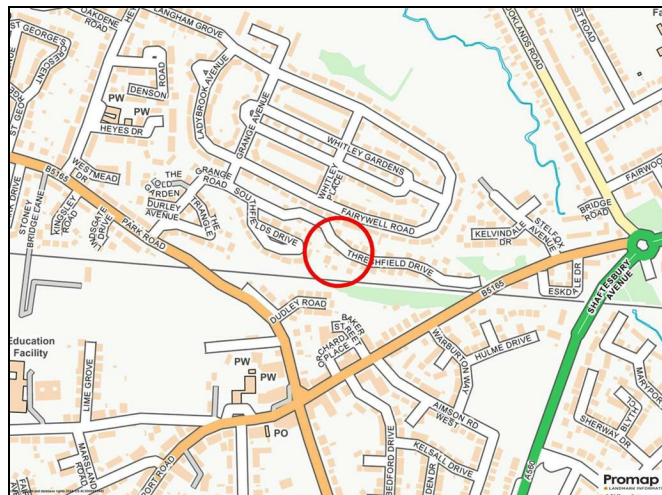
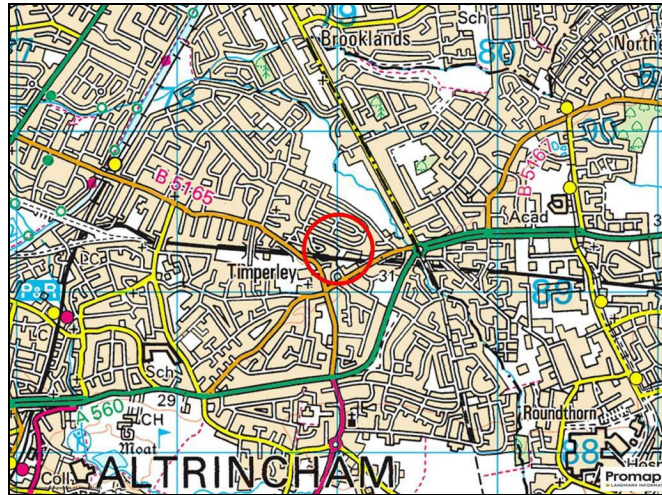
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INDEPENDENT ESTATE AGENTS

# 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 <sub>2</sub> 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

# 18 Threshfield Drive Timperley, Altrincham, WA15 6XP



**A SUPERB, REMODELLED AND EXTENDED SEMI DETACHED FAMILY HOME LOCATED IN THIS POPULAR NEIGHBOURHOOD, CLOSE TO LOCAL SHOPS, SCHOOLS AND TIMPERLEY VILLAGE. 868SQFT**

**Enclosed Porch. Lounge. Dining Kitchen. Conservatory. Three Bedrooms. Bathroom. Driveway. Garage. Low maintenance Garden.**

**£325,000**

# in detail



A superb, remodelled and extended Semi Detached family home in this popular location walking distance to Timperley Village with its facilities, Sainsbury Local, Costa Coffee and close to the Metrolink on Park Road. In addition, the property is within walking distance to excellent local schools.

The stylishly presented property is arranged over Two Floors with the accommodation extending to some 868 square feet providing a Porch, Lounge, Dining Kitchen, Conservatory and Bedroom to the Ground Floor and there are Two further Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Driveway providing off road parking, returning in front of a Detached Single Garage and to the rear a low maintenance paved Garden.

Comprising:

Enclosed porch with opaque window to the side elevation.

Lounge with spindle balustrade staircase rising to the First Floor. Double glazed uPVC frame window to the front elevation. Fireplace feature. Dado rail surround.

Kitchen fitted with an extensive range of white high gloss base and eye level units with concealed lighting and granite worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Integrated Neff oven, four ring induction hob with extractor fan over and there is space for a fridge freezer and washing machine. Wall mounted gas central heating boiler housed within a unit. Double glazed uPVC frame window and a door overlooks and provides access to a Conservatory.

Conservatory with vaulted ceiling and doors and windows overlook and provide access to the garden to the rear.

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

To the First Floor Landing there is access to Two Bedrooms served by a Family Bathroom. Loft access point. Double glazed uPVC frame window to the side elevation.

Bedroom One with double glazed uPVC frame window to the front elevation. Recess with built in hanging rails provides excellent storage and there is access to additional cupboards.

Bedroom Two with double glazed uPVC frame window to the rear elevation. Coved ceiling. Access to over stairs storage.

The Bedrooms are served by a Family Bathroom fitted with a double ended bath with electric shower over, wash hand basin and WC with built in storage. Tiling to the



walls. Double glazed opaque uPVC frame window to the rear elevation. Chrome finish heated towel rail.

Externally, there is a Driveway providing off road Parking, returning in front of a Detached Single Garage. Lawned garden frontage with paved path.

To the rear, there is a paved Garden to the side and rear accessed via doors from the Conservatory with well stocked borders and enclosed within timber fencing. Doors provide access to a Detached Garage and Driveway.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 868 Sq. Feet  
= 80.7 Sq. Metres

