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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£635,000

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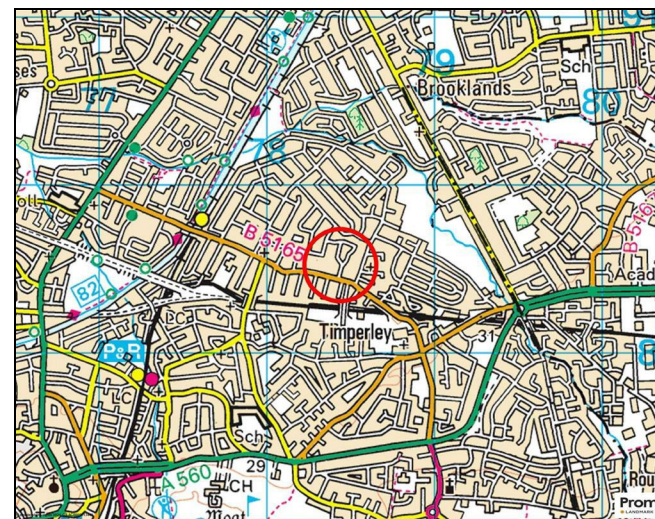
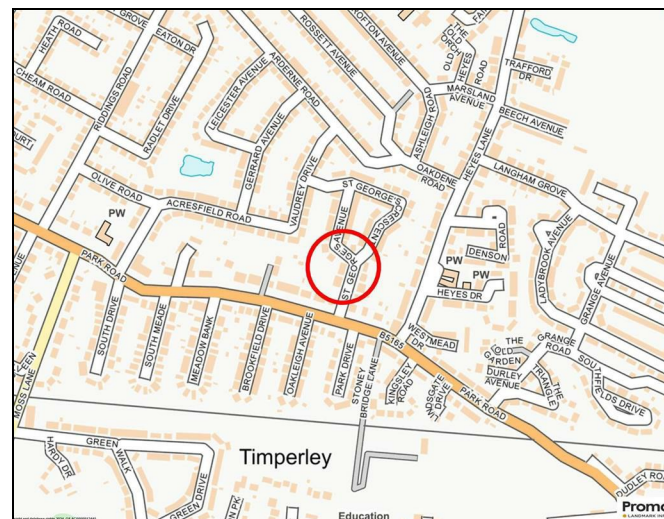
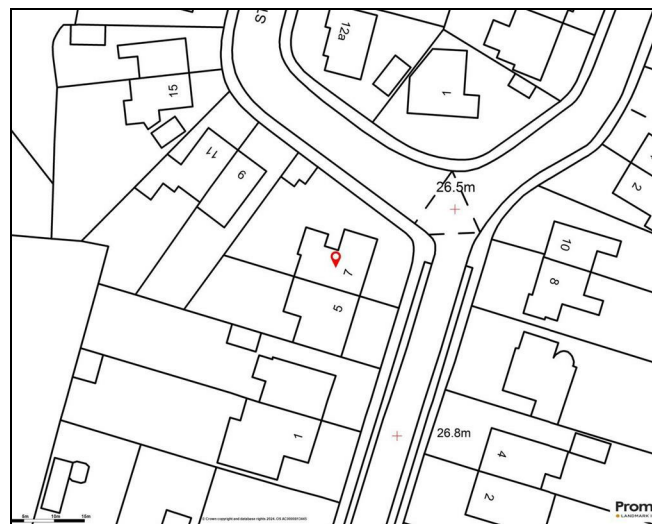
INDEPENDENT ESTATE AGENTS



energy efficiency

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

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		(92-100) 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



overview

A WELL PRESENTED AND SUPERBLY PROPORTIONED, EXTENDED SEMI DETACHED FAMILY HOME STANDING ON A GOOD SIZED CORNER GARDEN PLOT, WITHIN EASY WALKING DISTANCE OF TIMPERLEY METROLINK AND EXCELLENT SCHOOLS. 1566SQFT

Porch. Hall. GFWC. Lounge. Dining Room. Family Room. Breakfast Kitchen. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Mature South West facing Garden.



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 excellent, extended, double bay fronted Semi Detached family home offering larger than average family accommodation extending to approximately 1650 square feet and standing on a good sized Corner Garden Plot and offering further potential to upgrade and improve.

The property is located in a popular part of Timperley within walking distance to Heyes Lane School, Timperley Village and the Metrolink.

The well proportioned accommodation enjoys Three Reception Rooms to the Ground Floor, in addition to the Breakfast Kitchen and has Four good sized Double Bedrooms to the First Floor served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally, a Driveway provides generous off street Parking with gates leading down the side of the property to a further hard standing area. The Garden is of an excellent size, maturely stocked, laid principally to lawn with excellent screening and enjoys a sunny South West facing aspect.

Comprising:

Recessed Porch. Hall with staircase rising to the First Floor with wood finish flooring and doors to the Ground Floor Accommodation.

Excellent, extended 240 square foot Lounge with French doors and windows giving access to and enjoying aspects over the gardens. Hole in the wall fireplace feature.

Dining Room with wide bay window to the front. York Minster design fireplace surround.

Family Room. Ideal for day to day informal family living with wood finish flooring, windows to the front and side elevations and a Ground Floor WC off.

Breakfast Kitchen fitted with a range of Maplewood veneer fronted units with granite worktops over. Freestanding Range cooker which may be available to the incoming purchaser, subject to negotiation. Integrated fridge, freezer and dishwasher. Plumbing for a washing machine. Two windows overlooking the side and rear garden areas, and a door leads to the same.

First Floor Landing.

Principal Bedroom One with wide bay window to the front. Extensive built in wardrobes and served by the En Suite Shower Room with an open wet room style shower area, wash hand basin and WC. Extensive tiling to the walls and floor. Window to the front.

Bedroom Two another Double Room overlooking the rear garden.

Bedroom Three. A Double Room overlooking the side garden.

Bedroom Four. A Double Room overlooking the front.

The Bedrooms are served by a Family Bathroom fitted with a white suite of shower end bath, wash hand basin and WC. Tiling to the walls. Window to the side.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1566 Sq. Feet
= 145.4 Sq. Metres

