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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

310 Manchester Road

West Timperley, Altrincham, WA14 5NB



£495,000





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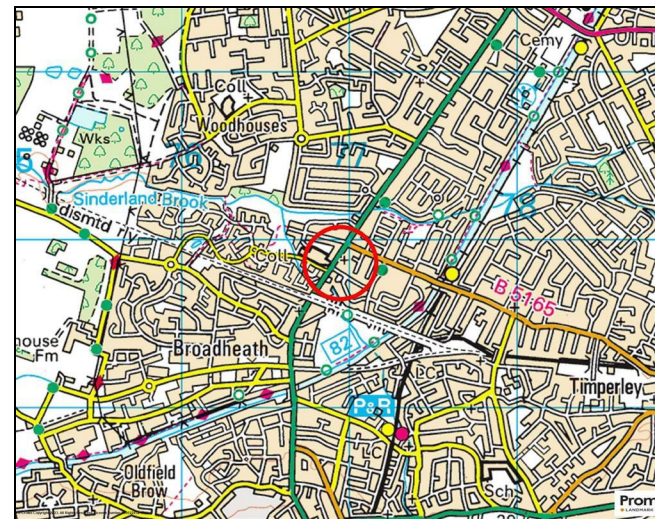
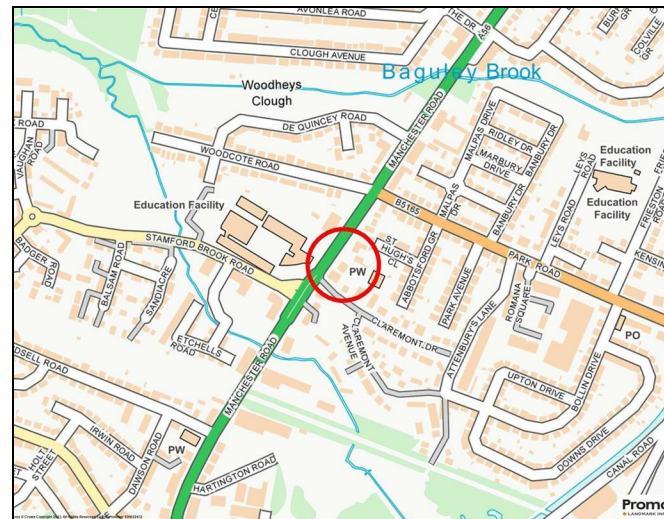
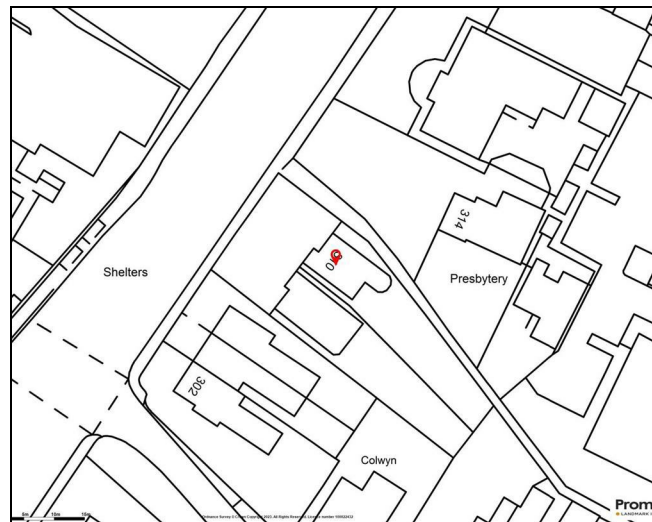
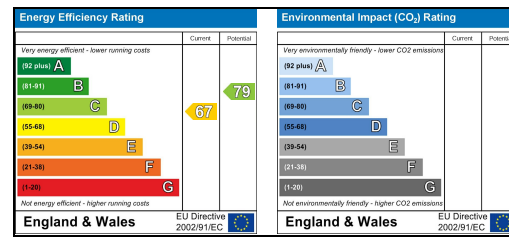


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A WELL PROPORTIONED MODERN DETACHED FAMILY HOME IN A CONVENIENT LOCATION AND BENEFITING FROM A WELL SCREENED GARDEN TO THE REAR. 1306SQFT.

Porch. Hall. 250sqft Lounge. Conservatory. Dining Room. Breakfast Kitchen. Three Double Bedrooms. Two Bath/Showers Rooms. Driveway. Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 immaculately presented, well proportioned, modern Detached family home conveniently located opposite Trafford College within walking distance of Timperley Metrolink at Park Road and with a range of convenience shops, supermarkets and facilities all close by.

The property stands on a particularly mature and attractive garden plot, with the rear garden offering excellent screening and the house itself offers accommodation arranged over Two Floors extending to approximately 1300 square feet.

This property is well set back from road and benefits from double glazing to aid noise reduction.

The accommodation provides an Entrance Porch and Entrance Hall.

250 square foot Lounge. A spacious through room with fireplace feature and patio doors landing into a Conservatory/Garden Room with windows and French doors overlooking and providing access to the garden.

Separate, large Dining Room with double doors leading through to the:

Breakfast Kitchen with garden aspect and access, with built in oven, hob and extractor fan.

First Floor serving Three excellent Double Bedrooms, two with built in wardrobes and served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

The property enjoys a deep frontage with a block paved Driveway which is shared with one neighbouring property to provide excellent off street Parking.

There is access down the side of the property to the rear Garden, whilst to the opposite side there is a substantial timber shed.

There is a large patio area accessed via the conservatory and beyond this, the Garden is laid to a long shaped area of lawn with deep mature borders of shrubs, bushes and plants and a most attractive backdrop of substantial trees within the boundaries of this and neighbouring properties providing an appealing outlook.

UPVC double glazing. Gas central heating.

A fantastic family home in a highly convenient location.

- Leasehold - 999 years from 1 January 1986
- Council Tax Band D

Approx Gross Floor Area = 1306 Sq. Feet
= 121.07 Sq. Metres

