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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

## 5 Marsden Drive

Timperley, Altrincham, WA15 7XF



£600,000

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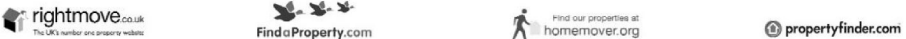
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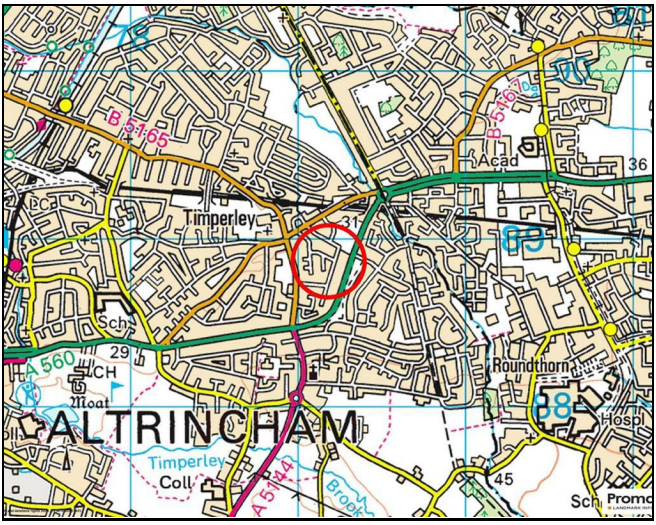
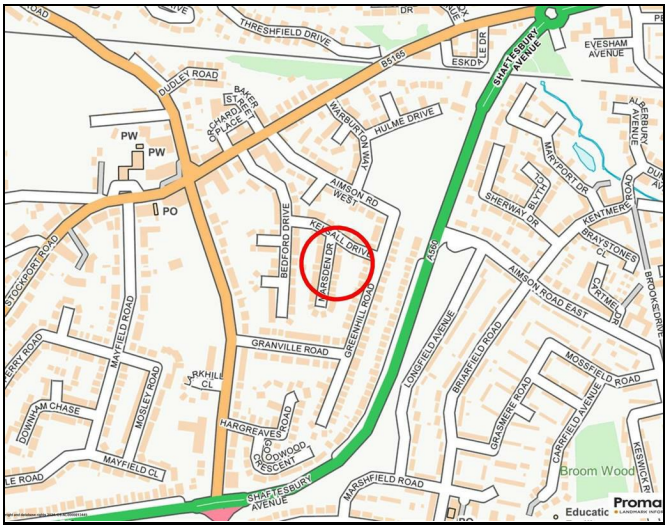
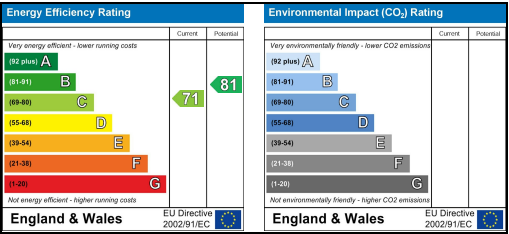
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# energy efficiency

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



# overview

A WELL PROPORTIONED, TRADITIONAL DETACHED FAMILY HOME IN A POPULAR LOCATION, CLOSE TO TIMPERLEY VILLAGE, EXCELLENT SCHOOLS AND ALTRINCHAM TOWN CENTRE. 1438SQFT.

Porch. Hall. Family Room. Living and Dining Room. Breakfast Kitchen. Utility. Five Bedrooms. Two Bath/Shower Rooms. Driveway. 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

A superbly proportioned, traditional bay fronted Detached family home, located in this popular neighborhood, walking distance of excellent schools, Timperley Village with all its amenities as well as being close to Altrincham Town Centre,

The extensive and versatile accommodation is arranged over Two Floors, extending to some 1438 square feet, providing an Enclosed Porch, Entrance Hall, Family Room, Living and Dining Room, Breakfast Kitchen and Utility to the Ground Floor, served by Five Bedrooms and Two Bath/Shower Rooms.

Externally, there is a gravelled Driveway providing ample off road Parking and to the rear a good sized Garden.

Comprising:

Enclosed Porch with double glazed uPVC frame windows and door to the front and side elevations. Tiled floor.

Entrance Hall with spindle balustrade staircase rising to the First Floor Landing. Doors provide access to the Ground Floor Living Accommodation. Access to useful under stairs storage.

Family Room with double gazed uPVC frame window to the front elevation.

Extended Living and Dining Room with double glazed uPVC frame sliding patio doors overlooking and providing access to the gardens to the rear. Inset inglenook with double glazed uPVC frame windows to the front and rear elevations. Cast iron log burning stove fireplace. Additional window to the side elevation. Coved ceiling.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a stainless steel double oven, five ring gas hob with extractor fan over and dishwasher. There is space for an American style fridge freezer and washing machine. Double glazed uPVC frame doors and windows overlook and provide access to the gardens to the rear.

Utility cupboard with space for a tumble dryer. Wall mounted Worcester Bosch, gas central heating boiler. Built in shelving.

Bedroom Five with double glazed uPVC frame window to the front elevation. Built in bedroom furniture providing wardrobes, cupboard, drawers, bedside units and dressing table.

This room enjoys an En Suite Shower Room providing a shower cubicle with electric shower, wash hand basin and WC. Vaulted ceiling with inset Velux window. Tiling to the walls and floor. Extractor fan.

To the First Floor Landing there is access to Four good sized Bedrooms served by a Family Bathroom. Loft access point.

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

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

Bedroom Three enjoying a dual aspect, with double glazed uPVC frame windows to the front and rear elevations. Extensive range of built in bedroom furniture, providing wardrobes, cupboards and drawers.

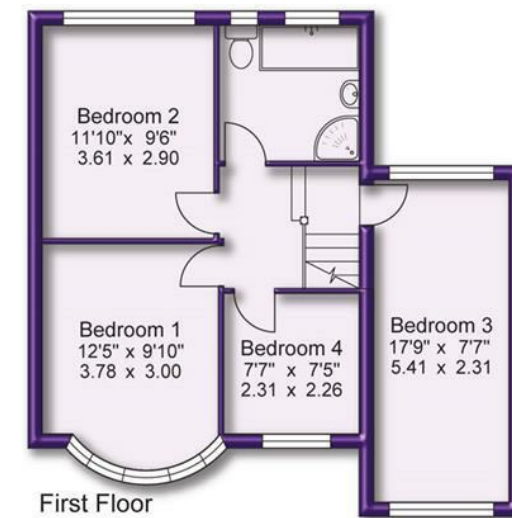
Bedroom Four with double glazed uPVC frame window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath, separate enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Double glazed uPVC frame opaque window to the rear elevation. Tiled walls.

Externally, there is a graveled Driveway providing ample off road Parking, enclosed within brick walling.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Living and Dining room and Breakfast Kitchen. Beyond, the Garden is laid to lawn, enclosed within timber fencing and hedging.

- Freehold
- Council Tax Band E



Approx Gross Floor Area = 1438 Sq. Feet  
= 133.7 Sq. Metres

