



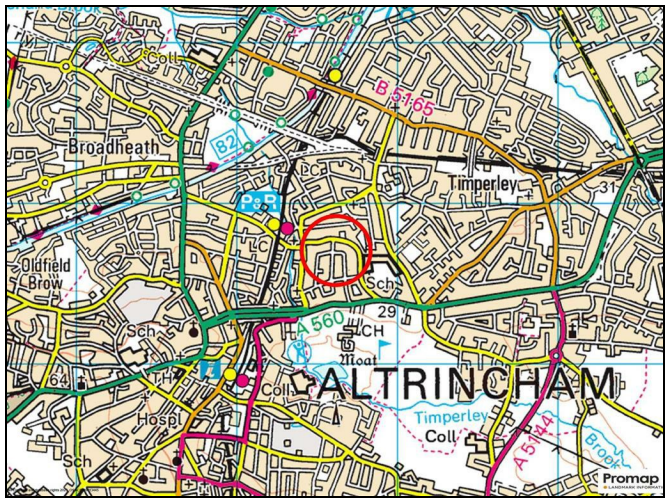
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INDEPENDENT ESTATE AGENTS

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 the 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.



INDEPENDENT ESTATE AGENTS

5 North Vale Road Timperley, Altrincham, WA15 7RP



A SUPERBLY PROPORTIONED AND WELL PRESENTED DOUBLE BAY FRONTED SEMI DETACHED FAMILY HOME IN A POPULAR NEIGHBOURHOOD WALKING DISTANCE TO EXCELLENT SCHOOLS AND THE METROLINK. 1198 sqft.

Porch. Hall. WC. Lounge. Dining Room. Breakfast Room. Kitchen. Three Bedrooms. Bathroom. Driveway. Garden. No Chain.

Offers Over - £530,000

in detail



A double bay fronted Semi Detached family home located on this popular road, walking distance to excellent schools, Navigation Road Metrolink and close to Timperley Village and Altrincham Town Centre, its facilities and the popular Market Quarter.

The well presented property is arranged over Two Floors with the accommodation extending to some 1198 square feet providing a Hall, WC, Lounge, Dining Room, Breakfast Room and Kitchen to the Ground Floor and Three Bedrooms served by a Family Bathroom to the First Floor.



Externally, there is a Driveway providing off road Parking and to the rear a lawned Garden with patio areas.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:
Enclosed Porch. Entrance Hall with panelled door with inset stained and leaded glass feature. A spindle balustrade staircase rises to the First Floor Landing. Doors provide access to the Ground Floor living accommodation. Built in cloaks housing a wall mounted gas central heating boiler.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Double glazed uPVC frame window to the side elevation.

Dining Room with double glazed uPVC frame bay window with stained and leaded glass feature. To the chimney breast there is a raised fireplace feature.

Extended Lounge with sliding doors enjoying views over and providing access to the gardens to the rear. Gas living flame, coal effect fireplace.

Morning Room with double glazed uPVC frame window to the side elevation.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel double oven, four ring gas hob with extractor fan over and there is space and plumbing for additional appliances. Double glazed uPVC frame windows to the side and rear elevations and a door provides access to the same.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom. Double glazed uPVC frame with inset stained and leaded feature to the side elevation.

Bedroom One with double glazed uPVC frame bay window to the front elevation. There are built in wardrobes along one wall providing excellent hanging and storage space.

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

Bedroom Three with double glazed uPVC frame window to the front elevation. Picture rail surround.



The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, enclosed shower cubicle with dual attachments and glazed door, wash hand basin and WC. Two double glazed uPVC frame opaque windows to the side elevation. Tiling to the walls. Loft access point.

Externally, there is a paved Driveway providing off road Parking and a lawned Garden frontage with well stocked borders.



To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Lounge and Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees incorporating a second patio area and enclosed within timber fencing.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 1196.8 Sq. Feet
= 111.2 Sq. Metres

