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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 47 West Vale Road

Timperley, Altrincham, Cheshire, WA15 7RL



£550,000

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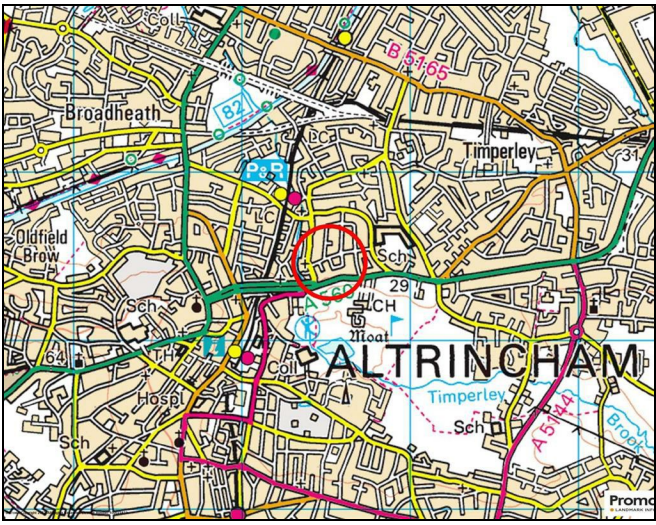
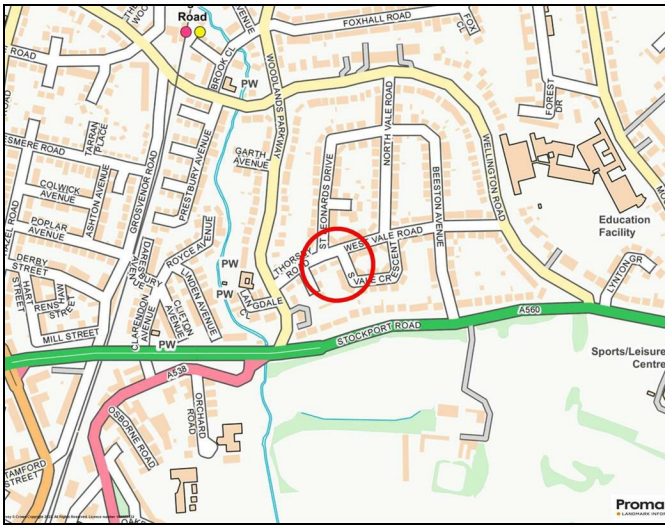
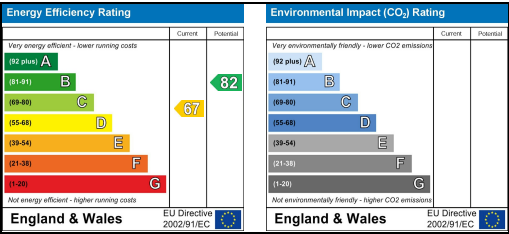
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# energy efficiency

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



# overview

AN IMMACULATELY PRESENTED, TRADITIONAL BAY FRONTED, SEMI DETACHED FAMILY HOME IN THIS POPULAR LOCATION WALKING DISTANCE TO EXCELLENT LOCAL SCHOOLS, THE METROLINK AND TIMPERLEY AND ALTRINCHAM CENTRES. 1265sqft.

Hall. Living and Family Room. Dining Room. Kitchen. Four Bedrooms. Two Bathrooms. Driveway. Garage. Gardens.



**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 immaculately presented and extended, traditional bay fronted Semi Detached family home located in this desirable neighbourhood, walking distance of excellent schools, the Metrolink at Navigation Road and close to both Timperley Village and Altrincham Town Centre, all their amenities and the popular Market Quarter.

The property is arranged over Two Floors with the accommodation extending to some 1265 square feet providing a Hall, Living and Family Room, Dining Room and Kitchen to the Ground Floor and there are Four Bedrooms served by Two Bath/Shower Rooms and a Separate WC to the First Floor.

Externally, the Garden enjoys a corner plot with a Driveway accessed via South Vale Crescent providing off road Parking, returning in front of a Detached Single Garage. The Gardens are designed with low maintenance in mind and enjoy a South facing, therefore sunny aspect.

Comprising:

Enclosed Porch with tiled floor and uPVC windows and doors to the front elevation. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Coved ceiling.

Living and Family Room enjoying a dual aspect with a bay windows to both the front and rear elevations. To the chimney breast there is gas living flame, coal effect fireplace with marble hearth and wood surround.

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 a washing machine and fridge freezer. Two windows to the rear elevation enjoying views over the gardens and a door provides access the same. Access to useful under stairs storage.

Dining Room with windows to the front and side elevations. Dado rail surround.

To the First Floor Landing there is access to Four good sized Bedrooms, served by Two Bath/Shower Rooms and a separate WC. Loft access point. Opaque window to the side elevation.

Principal Bedroom One with angled bay window to the rear elevation enjoying views over the garden. This room enjoys a range of bedroom furniture providing wardrobes, drawers, cupboards and bedside units providing ample hanging and storage space.

Bedroom Two with angled bay window to the front elevation. Built in wardrobes providing ample hanging and storage space.

Bedroom Three with windows to the front and side elevation.

Bedroom Four is a Single Room with window to the front elevation.

The Bedrooms are served by a Bathroom fitted with a coloured suite, providing a bath, wash hand basin with built in storage below and WC. Tiling to the walls. Opaque window to the rear elevation.

Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with electric shower over and glazed sliding doors and wash hand basin. Tiling to the walls. Opaque window to the rear elevation. Built in airing cupboard.

Separate WC fitted with a modern white suite. Tiling to the walls.

Externally, there is a Driveway accessed off South Vale Crescent returning in front of a Detached Single Garage. The property enjoys a corner plot, and the Gardens are designed with low maintenance in mind with a good sized gravelled Garden frontage and stocked borders.

To the rear, there is a paved patio area adjacent to the back of the house, accessed from the door in the kitchen, Beyond, there is further gravel patio areas with stocked borders with a variety of plants, shrubs and trees

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1265 Sq. Feet  
= 117.52 Sq. Metres

