



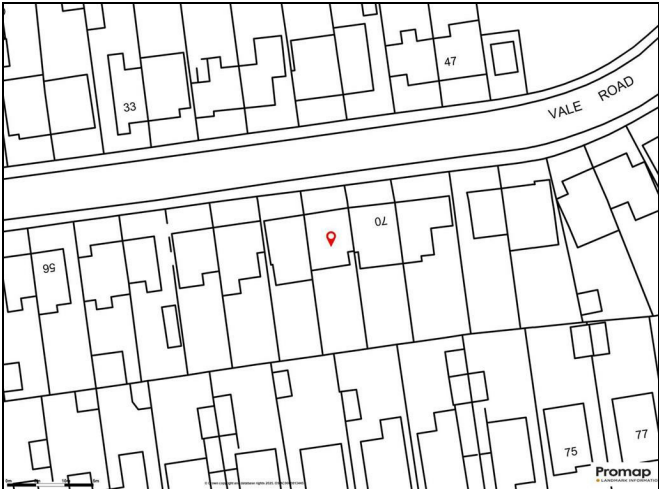
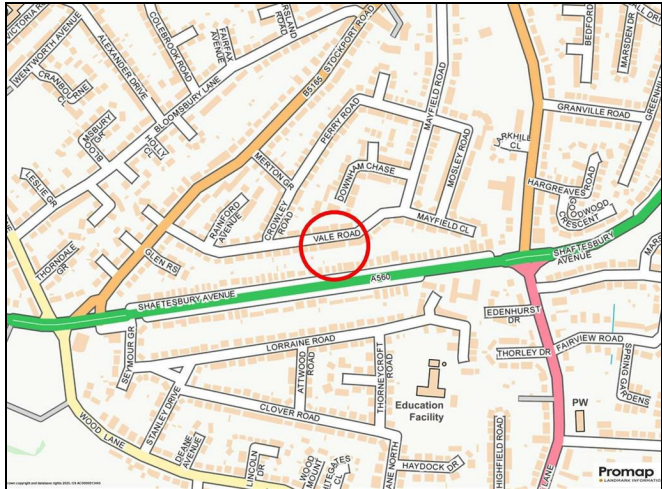
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INDEPENDENT ESTATE AGENTS

# 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
76	76

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
C	C

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

# 68 Vale Road

## Timperley, Altrincham, WA15 7TG



**A BEAUTIFULLY PRESENTED, EXTENDED AND IMPROVED TRADITIONAL BAY FRONTED SEMI DETACHED FAMILY HOME WITH LOVELY SOUTH FACING GARDEN, LOCATED IN A POPULAR NEIGHBOURHOOD, CLOSE TO EXCELLENT SCHOOLS AND TIMPERLEY VILLAGE. 1093SQFT**

**Hall. Lounge. 300sqft Live In Dining Kitchen. Three Bedrooms. Bathroom. Driveway. Single Garage. Garden.**

**£515,000**



# in detail



A superbly presented, extended and improved traditional Semi Detached family home located in this popular part of Timperley, within walking distance of Timperley Village, Cloverlea Primary School and Wellington School.

The accommodation is immaculately presented throughout featuring a fantastic 300 square foot Open Plan Live In Dining Kitchen, in addition to a separate Lounge to the Ground Floor and to the First Floor are Three Bedrooms served by the well appointed Family Bathroom.

Externally, there is off street Parking leading to the Single Garage and the Garden to the rear is of a great size with large patio and deep lawned Garden area beyond. The Garden enjoys a sunny South facing aspect.

An excellent example of a most popular style of property in a great location.

Comprising:

Hall with staircase to the First Floor with cloaks and storage cupboard beneath.

Lounge with a bay window to the front.

300 square foot Open Plan Live In Dining Kitchen creating an ideal day to day informal Family Living, Dining and working Kitchen space with French doors and windows giving access to and enjoying aspects of the garden.

The Kitchen is fitted with a range of grey laminate fronted, shaker style units with Silestone worktops over arranged around a central island unit incorporating a breakfast bar, fridge and integrated bins. Integrated stainless steel oven, microwave, hob, extractor fan and further built in fridge freezer, dishwasher and washing machine. Parquet design flooring. Additional natural light via skylight windows inset into the part vaulted ceiling.

First Floor Landing leading to Three Bedrooms and the Family Bathroom.

Bedroom One with a bay window to the front.

Bedroom Two overlooking the rear garden.

Bedroom Three currently utilised as a Dressing Room with a window to the front.

The Bedrooms are served by the Bathroom well appointed with a white suite and chrome fittings, providing a shower end bath, wash hand basin and WC. Boiler cupboard. Tiling to the walls and floor.

- Freehold - - Council Tax Band D



Approx Gross Floor Area = 1093 Sq. Feet  
= 101.6 Sq. Metres

