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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£800,000

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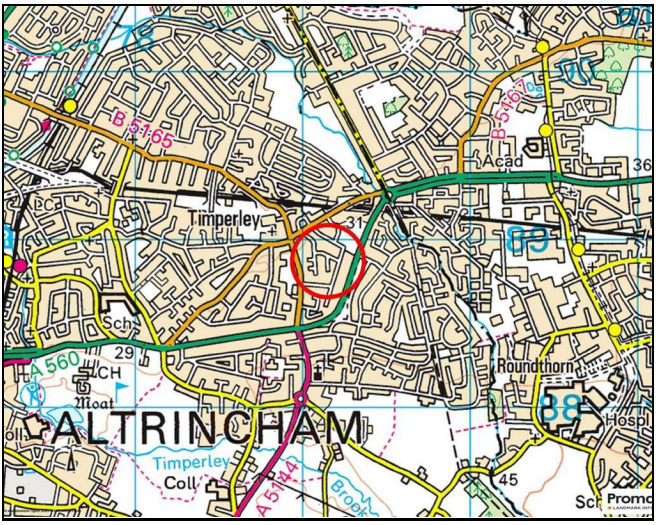
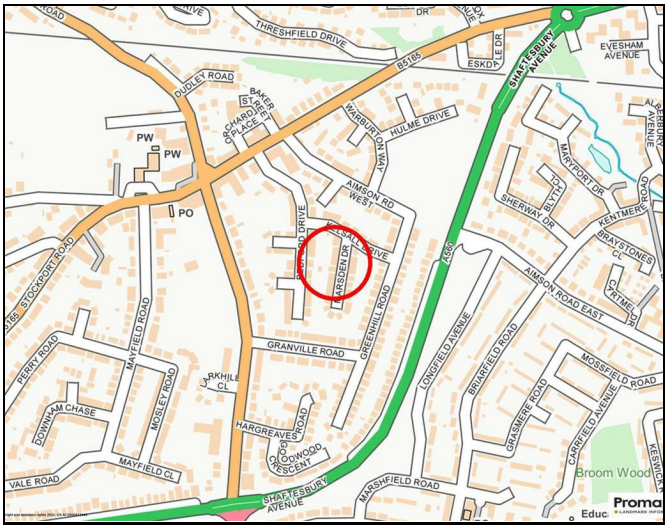
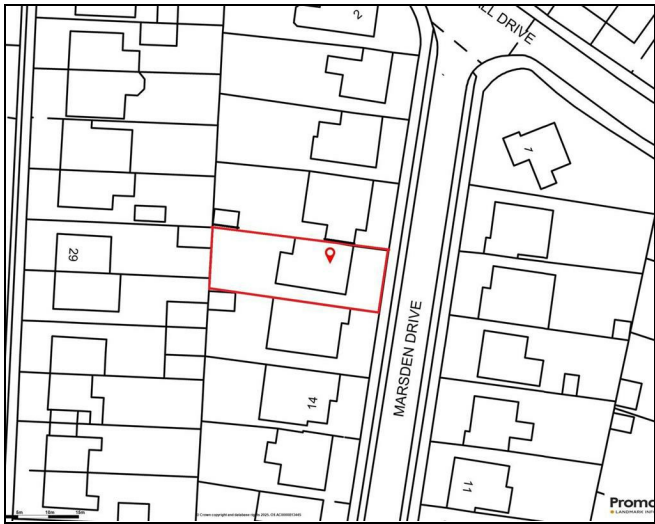
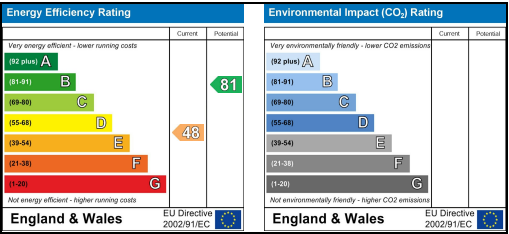
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energy efficiency

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



overview

A BEAUTIFULLY PRESENTED, UPDATED AND IMPROVED DETACHED FAMILY HOME LOCATED ON THIS MOST DESIRABLE CUL-DE-SAC CLOSE TO EXCELLENT SCHOOLS AND TIMPERLEY VILLAGE.

Hall. Lounge. Study. 500sqdt Family Living Room and Dining Kitchen. Utility. Four Double 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 stylishly presented, extended, updated and improved, traditional Detached family home, located in this enormously desirable cul-de-sac within walking distance of excellent schools and Timperley Village with all its amenities.

The property offers superb family accommodation arranged over Two Floors extending to 1723 square feet and features a fantastic 500 square foot Open Plan Family Living Room and Dining Kitchen in addition to a separate Lounge and a useful Home Study.

To the First Floor are Four excellent Double Bedrooms served by Two well appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally, the front of the property has been block paved to provide Parking for vehicles side by side. The property benefits from an electric vehicle home charging point.

There is access down the side of the property to the rear Garden which has a wide patio area with lawed Garden beyond enjoying a South West facing aspect. Useful metal shed providing excellent storage.

A superb example of a most popular style of property in a great location.

Comprising:

Entrance door with leaded stained glass windows to the Hall with a staircase to the First Floor cloaks cupboard beneath. Reclaimed solid oak flooring.

Lounge with a wide bay window to the front. Reclaimed solid oak flooring throughout.

Study with reclaimed solid oak flooring and a window to the front.

500 square foot Open Plan Family Living Room and Dining Kitchen with parquet design flooring throughout and wide sliding patio doors giving access to and enjoying aspects over the gardens, with a further window overlooking the same. Within the Living Area there is an inglenook housing Evonic evoflame electric fire, hole in the wall fireplace feature flanked by side windows.

The Kitchen is fitted with a range of painted finish shaker style units arranged around a large central island unit, incorporating a breakfast bar. Integrated appliances by Neff and Hotpoint include an oven, combination microwave oven, induction hob, extractor, dishwasher, wine fridge and fridge. Door to the:

Utility Room housing space for a washing machine and dryer, in addition to the central heating and hot water system. Underfloor heating throughout the whole of the downstairs. Door to the well appointed Ground Floor WC.

First Floor Landing with doors to the Bedrooms and Family Bathroom. Loft access point with pull down ladder to large, fully boarded and reinforced loft room containing 2 Velux windows, under eaves storage to three sides and the potential to use as hobby room/additional office or even convert to bedroom, subject to planning permission.

Principal Bedroom One with a window overlooking the rear garden.

Served by the stylish En Suite Shower Room fitted with a white suite and chrome fittings, providing a large shower cubicle, vanity unit wash hand basin and WC. Tiling to the walls and floor. Ladder radiator. Window to the rear. Electric underfloor heating

Bedroom Two with a window to the front.

Bedroom Three with two windows to the front.

Bedroom Four with a window to the side.

Family Bathroom fitted with a white suite and chrome fittings, featuring a stylish freestanding double ended tub bath, double shower area with thermostatic shower, wash hand basin on toiletry cupboard and WC. Window to the side. Tiling to the walls and floor of the shower. Electric underfloor heating.

A fantastic family home in a first class location.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1723 Sq. Feet
= 160.1 Sq. Metres

