



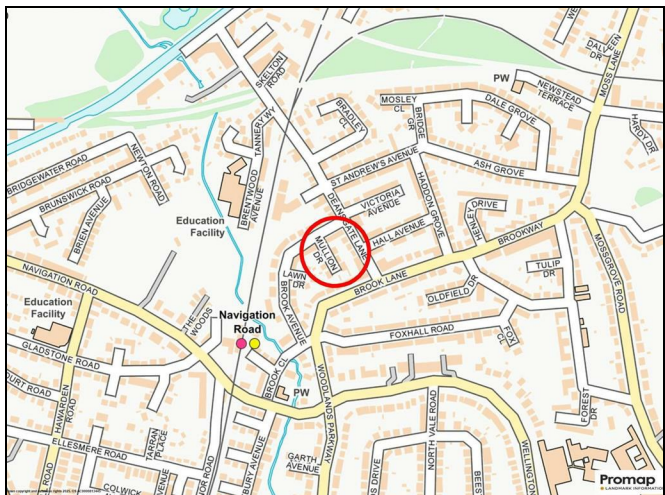
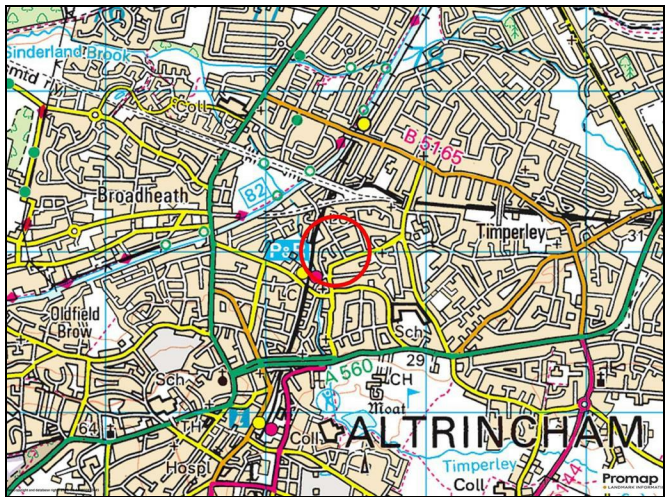
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INDEPENDENT ESTATE AGENTS

# 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

## 3 Mullion Drive Timperley, Altrincham, WA15 6SL



A WELL PRESENTED, EXTENDED, BAY FRONTED SEMI DETACHED PROPERTY, ON A PEACEFUL CUL DE SAC, WALKING DISTANCE TO METROLINK AND CANAL WALKS. 810 SQFT.

Hall. Living and Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Driveway. Garage. Workshop. Low maintenance Garden. No Chain.

£380,000



# in detail



A well presented and extended, bay fronted Semi Detached property, positioned on this peaceful cul de sac in a popular area off Deansgate Lane, within walking distance of both Altrincham Town Centre and Timperley Village, the Metrolink, bus service and within catchment of excellent local schools.

The property is arranged over Two floors with the accommodation extending to some 810 sqft providing a Hall, Living and Dining Room and Kitchen to the Ground Floor and Two Double Bedrooms served by a Bathroom to the First Floor.



Externally, a Driveway provides off road parking and there is a gate providing access to the side of the property. To the rear, there is a low maintenance, paved Garden enclosed within timber fencing, accessed via the door from the Kitchen. There is access to a Garage and Workshop which could be removed to increase the Garden size.

Comprising:

Entrance Hall with staircase rising to the First Floor Landing. A door provides access to the Ground Floor living accommodation. Built in meter cupboard.

Open Plan Living and Dining Room with stripped and stained floorboards. To the Living Area there is a double glazed uPVC frame bay window to the front elevation. Exposed brick chimney breast with inset cast iron log burning stove with York stone tiled hearth.

Dining Area with impressive cast iron fireplace feature with built in seating to one side of the recess. Access to useful under stairs storage. Double glazed uPVC frame window to the side elevation. Wall mounted gas central heating boiler.

Kitchen fitted with a range of base and eye level units with solid wood worktops over, inset into which is a double sink and drainer unit with mixer tap over. There is ample space for kitchen 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 Two Double Bedrooms and a Bathroom. Loft access point with pull down ladder to fully boarded Loft. Double glazed uPVC frame opaque window to the side elevation.

Bedroom One with two double glazed uPVC frame windows to the front elevation. Built in wardrobes to either side of the chimney breast recess. Access to useful over stairs storage with hanging rail.

Bedroom Two with double glazed uPVC frame window to the rear elevation. Built in wardrobe to one side of the chimney breast recess.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Double glazed uPVC frame opaque window to the side elevation. Tiling to the walls.



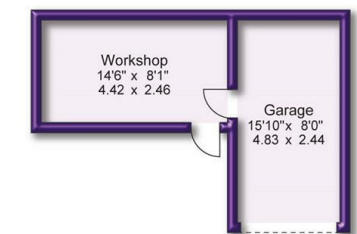
Externally, there is a paved Driveway providing off road Parking and a lawned Garden frontage enclosed within hedging and timber fencing.

To the rear, there is a low maintenance, paved Garden enclosed within timber fencing, accessed via the door from the Kitchen. There is access to a Garage and Workshop which could be removed to increase the Garden size.



This property is offered for sale with no chain.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 1052 Sq. Feet  
(inc. Garage and Workshop) = 97.8 Sq. Metres

Approx Gross Floor Area = 810 Sq. Feet  
(exc. Garage and Workshop) = 75.3 Sq. Metres

