



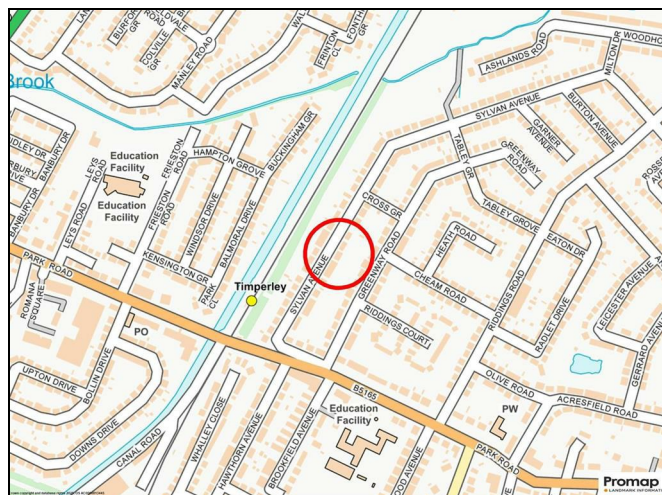
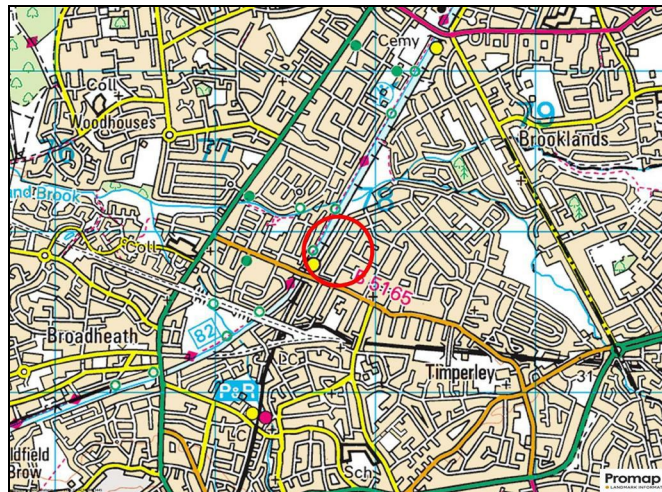
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INDEPENDENT ESTATE AGENTS

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

48 Sylvan Avenue Timperley, Altrincham, WA15 6AB



A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO EXCELLENT SCHOOLS, THE METROLINK, TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 1316SQFT

Hall. Lounge. Open Plan Live In Dining Kitchen. Three Bedrooms. Shower Room. Driveway. Good sized sunny Garden.

£500,000

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in detail



A superb, traditional bay fronted Semi-Detached Family Home, located in this popular neighbourhood and within walking distance to excellent schools, local shops and Metrolink Station at Timperley as well as being close to Timperley Village and Altrincham Town Centre.

The beautifully presented property is arranged over Two Floors with the Accommodation extending to some 1316 sq ft providing a Hall, Lounge and Open Plan Live In Dining Kitchen to the Ground Floor and Three Bedrooms and a Shower Room to the First Floor.



Externally, there is a paved Driveway providing ample off road parking and a good sized lawned Garden to the rear. The Garden is South East facing, therefore enjoys a sunny aspect.

Comprising:

Entrance Hall with part vaulted ceiling and inset Velux window. A spindle balustrade staircase rises to the First Floor Landing. Doors provide access to the Ground Floor living accommodation. Built in cloaks with wall mounted gas central heating boiler. Access to useful understairs storage and shoe racks. Double glazed uPVC frame opaque window to the side elevation. Tiled floor.

A superbly proportioned Lounge with angled bay and inset double glazed uPVC frame windows to the front elevation. To the chimney breast there is a cast iron fireplace with tiled hearth and wood surround. Additional window to the front elevation. Coved ceiling.



Open Plan Live In Dining Kitchen with part vaulted ceiling and two inset Velux windows make this a naturally light and bright space. French doors provide access to and enjoy views over the Garden to the rear. To the chimney breast there is a cast iron log burning stove with tiled hearth and wood surround.

The Kitchen Area is fitted with an extensive range of base and eye level units with solid wood worktops over inset into which is a one and a half bowl sink and drainer unit with Quooker tap over and tiled splashback. Integrated dishwasher and washing machine. Space for a range cooker and fridge freezer. Additional window to the rear enjoying views over the Gardens.

To the First Floor Landing there is access to Three good sized Bedrooms served by a Shower Room. Built in airing cupboard. Opaque double glazed uPVC frame window to the side elevation.

Bedroom One with double glazed uPVC frame window to the rear elevation enjoying views over the Gardens. Built in wardrobes to either side of the chimney breast recess providing excellent hanging and storage space. Loft access point with pull down ladder to partially boarded space.

Bedroom Two with double glazed uPVC frame window to the front elevation.



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



The Bedrooms are served by a Shower Room fitted with a white suite and chrome fittings providing a walk in wet room style shower with dual attachment and glazed sliding door, wash hand basin with storage below and WC. Extensive tiling to the walls and floor. Opaque double glazed uPVC frame window to the side elevation.



Externally, there is a paved Driveway providing ample off road parking and a lawned Garden frontage enclosed within timber fencing. A gate provides access to the side of the property. Detached Single Garage with up and over door and additional door and window to the side elevation.

To the rear, there is a paved Patio Area adjacent to the back of the house accessed via the French doors from the Open Plan Live In Dining Kitchen. Beyond the Garden is laid to lawn with a stocked border and enclosed within timber fencing. The Garden is South East facing, therefore enjoys a sunny aspect. Timber Shed.

- Freehold
- Council Tax Band C

