



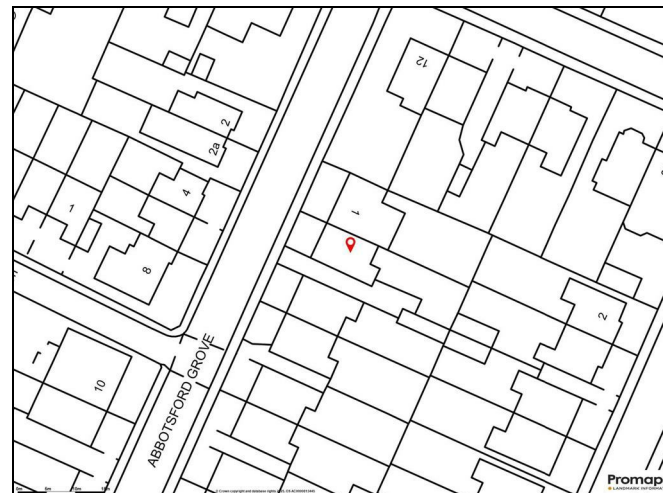
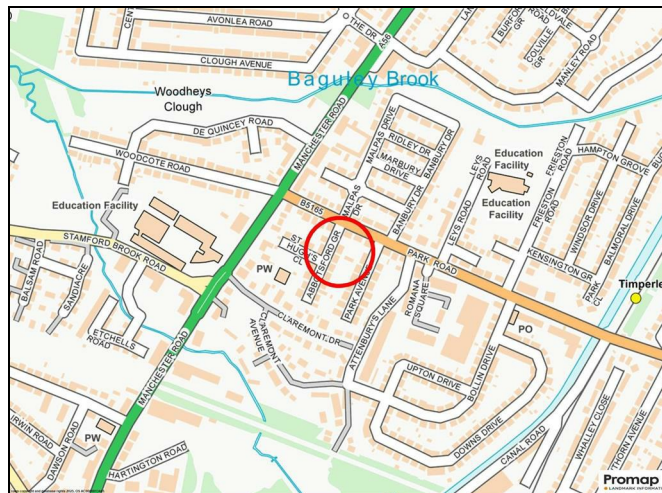
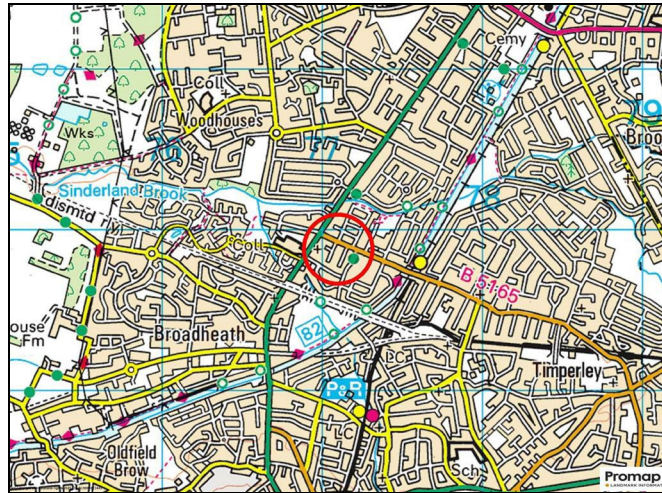
**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**SALE OFFICE:**  
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net



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 that 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

## 3 Abbotsford Grove Timperley, Altrincham, Cheshire, WA14 5AZ



**A SUPERBLY PROPORTIONED PERIOD SEMI DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO EXCELLENT SCHOOLS AND THE METROLINK. 1370 sqft.**

**Hall. WC. Dining Room. Lounge. Kitchen. Four Bedrooms. Family Bathroom. Driveway. Lovely, enclosed Garden. Cellars. No Chain!**

**£575,000**

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# in detail



A superbly proportioned, period Semi Detached family home located on this popular cul-de-sac just off Park Road in Timperley, within walking distance of the Metrolink and excellent local Schools, including St Hugh's, Park Road Academy and Heyes Lane.

The property offers well-proportioned rooms throughout and provides a Hall, WC, Dining Room, Lounge and Kitchen to the Ground Floor and Four Bedrooms served by the spacious Family Bathroom to the First Floor.

There are useful Cellars which provide the opportunity to convert, subject to any necessary consents.

Comprising:

Spacious Hallway with WC off.

Dining Room with bay window to the front elevation. Attractive fireplace feature to the chimney breast. Opening into the:

Lounge with French doors onto a decked patio.

The Kitchen is fitted with an extensive range of base and eye level units with integrated appliances including a stainless steel Range cooker, fridge, freezer, dishwasher and washing machine.

To the First Floor are Four Bedrooms and the Family Bathroom.

Bedroom One. A superbly sized Double Bedroom with a window overlooking the rear garden. Attractive fireplace feature.

Bedroom Two is another good sized Double Bedroom with a window to the front. Attractive fireplace feature.

Bedroom Three with a window to the front.

Bedroom Four with a window to the side elevation.

Family Bathroom fitted with a white suite and chrome fittings. Providing a shaped bath with shower over, wall hung wash hand basin and WC. Window to the rear.

Lovely enclosed rear garden with raised decked patio.

A superb family home in a great location.

- Freehold
- Council Tax Band E

