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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 25 Colebrook Road

Timperley, Altrincham, WA15 6NW



£635,000

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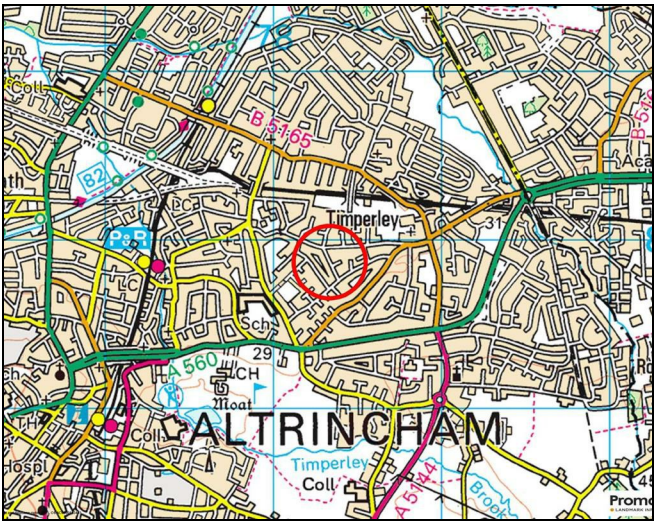
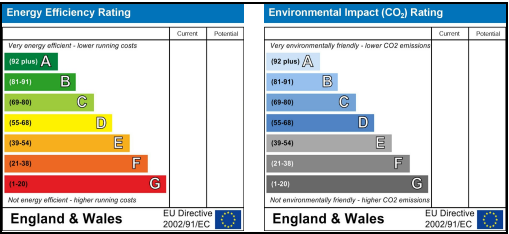
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# energy efficiency

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



# overview

A BEAUTIFULLY PRESENTED, EXTENDED AND IMPROVED SEMI DETACHED FAMILY HOME, IDEALLY LOCATED CLOSE TO TIMPERLEY VILLAGE, THE METROLINK AND WELLINGTON SCHOOL AND WITH A LOVELY SOUTH FACING GARDEN. 1281SQFT

Hall. Lounge. Family Room. 250sqft Dining Kitchen. Four Bedrooms. Two Baths/Showers. Driveway. Great 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 superbly styled, updated, extended and improved traditional bay fronted Semi Detached family home, located on this popular road positioned approximately midway between Timperley Village with its facilities, shops and Costa Coffee and Timperley Metrolink. In addition, Wellington School is within walking distance.

The property offers excellent family accommodation extending to 1281 square feet providing Two Reception Rooms to the Ground Floor, in addition to a fabulous 250 square foot Dining Kitchen which has windows and French doors leading onto an outdoor dining terrace.

To the First Floor are Four Bedrooms, one utilised as a Home Study, served by Two stylishly appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally, the property has good off street Parking to the front, whilst the rear Garden is of a fantastic size with mature screening and enjoying a South facing, therefore sunny aspect.

A superb family home in a great location.

Comprising:

Hall with staircase rising to the First Floor.

Lounge with bay window to the front elevation and fireplace feature.

Spacious Family Room with window to the side, solid oak flooring and fireplace feature. Understairs storage. This room is open plan in design to the:

250 square foot Dining Kitchen with French doors and windows giving access to and enjoying aspects over the garden and a further door leads to a covered Porch to the side of the property.

The Kitchen Area is fitted with an extensive range of gloss finished base and eye level units with granite/quartz worktops over, arranged around a central island unit incorporating a breakfast bar. Integrated appliances include an oven/microwave, warming drawer, hob, extractor fan, fridge, freezer dryer and dishwasher.

First Floor Landing and Inner Landing.

Principal Bedroom One with a window overlooking the gardens and served by the well appointed Shower Room.

Bedroom Two with a bay window to the front.

Bedroom Three overlooking the rear Garden.

Bedroom Four with bay window to the front.

The Bedrooms are further served by the Family Bathroom, well-appointed with a suite with shower over the bath, wash hand basin and WC.

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

- Leasehold - 999 years from 27 October 1936
- Council Tax Band D

Approx Gross Floor Area = 1281 Sq. Feet  
= 119.1 Sq. Metres

