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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 72 Gladstone Road

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£535,000

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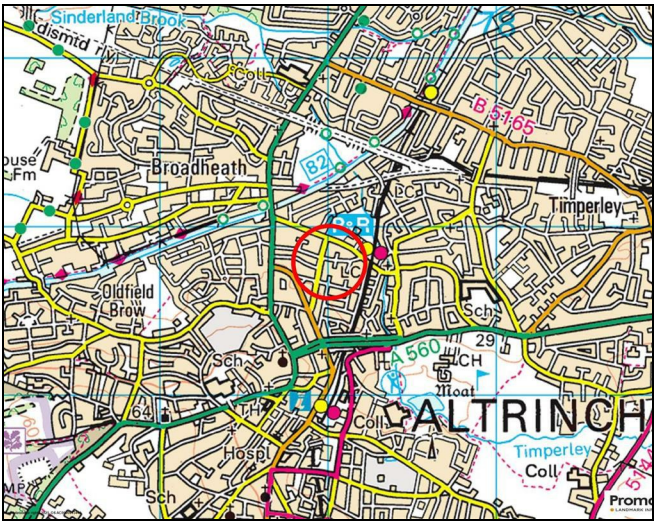
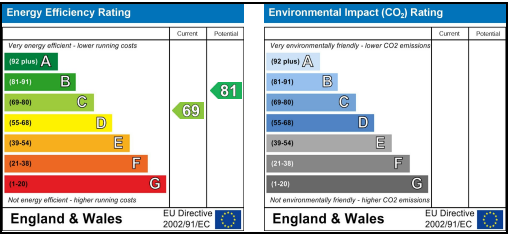
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# energy efficiency

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



# overview

A STUNNING REMODELLED SEMI DETACHED IDEALLY LOCATED FOR SCHOOLS, THE METROLINK STATIONS, ALTRINCHAM TOWN CENTRE AND MARKET QUARTER. 1058sqft.

Entrance Hall. Lounge. Impressive 300sqft Live In Dining Kitchen. Three Bedrooms. Stylish Bathroom. Driveway. Garage. South Facing Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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 stunning transformation of a traditional Semi Detached property into a stylish family sized home, fabulously appointed throughout with high specification Kitchen and Bathroom fittings, extensive LED lighting, grey PVC replacement windows, natural wood flooring to the whole of the Ground Floor and in particular featuring corner bi-fold doors within the Live In Dining Kitchen.

The property provides a spacious Lounge to the Ground Floor in addition to the 300sqft Open Plan Live In Dining Kitchen and has Three good Bedrooms to the First Floor served by a particularly, well appointed Bathroom.

Externally, there is good off street Parking and a lovely South facing Garden to the rear.

The location is supremely convenient in this popular part of Altrincham, with Navigation Road School and Metrolink on the doorstep, and as such within easy walking distance of Altrincham Town Centre, its facilities and the popular Market Quarter.

Comprising:

Original Entrance door with attractive inset original lead, stained glass windows to the side and above to the Hall, setting the stylish theme evident throughout the property with modern wood flooring, a staircase to the First Floor and being directly Open Plan into the fabulous Live In Dining Kitchen, in addition to having a flush wood finish door to the Lounge. Meter cupboards. LED lighting.

Lounge with a deep round bay window to the front. LED lighting. Wiring for a wall mounted flat screen TV.

Open Plan Live In Dining Kitchen. A cleverly designed room, creating an day to day informal Family Living and working Kitchen Space, featuring corner bi-fold doors opening onto the rear decking and Garden, and having two further windows and a French door overlooking and giving access to the Gardens. Built in shelves. Continuation of the wood flooring through from the Hall and with extensive LED lighting.

The Kitchen Area is fitted with a range of high gloss finish laminated fronted units with Silestone worktops over and integrated appliances to include; a Smeg stainless steel oven, four ring gas hob with extractor fan over, integrated dishwasher, fridge and freezer units. The units are arranged around a central island unit with an inset sink unit and incorporating a breakfast bar with pendant lights over. Wiring for a wall mounted flat screen TV.

Ground Floor WC and Utility Area with plumbing for a washing machine and wall mounted combination gas fired central heating boiler. Wood flooring. Window to the side

Door to the Ground Floor WC with white suite with chrome fittings and a window to the side.

First Floor Landing with window to the side elevation and flush wood finish doors to the Bedrooms.

Bedroom One with a deep round bay window to the front. Built in wardrobes to either side of the chimney breast recess. Panelled wall feature.

Bedroom Two with a window overlooking the rear Garden. Built in wardrobes and display shelves to either side of the chimney breast recess.

Bedroom Three with a window overlooking the rear Garden. Built in wardrobes to either side of the chimney breast recess.

The Bedrooms are served by the stylish Family Bathroom refitted with a suite in white with chrome fittings, providing a double ended bath with thermostatic shower over with drench shower head, wall hung vanity unit wash hand basin with plate glass mirror back and WC. Extensive tiling to the walls and floor. LED lighting. Chrome ladder radiator. Deep ledge angled window to the front.

Externally, the property is approached via a paved Driveway providing ample off street Parking, returning through gates down the side of the house and in turn leading to the Detached Single Garage.

The property to rear has extensive timber decking, returning across the back of the house, accessed via the Live In Dining Kitchen, opening onto a good size area of lawn with maturely stocked borders of shrubs, bushes and plants and with further hard standing, paved patio towards the Garage. Wall mounted electric garden patio heater.

The Garden is enclosed with timber fencing and enjoys a broadly South facing therefore aspect.

A most impressive property!

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1058 Sq. Feet  
= 98.08 Sq. Metres

