



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
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

41 Woodlands Parkway

Timperley, Altrincham, WA15 7QT



£750,000

www.watersons.net

www.watersons.net





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

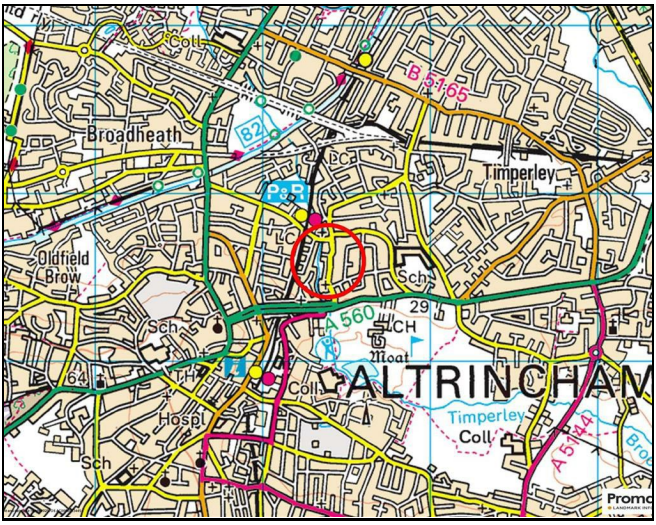
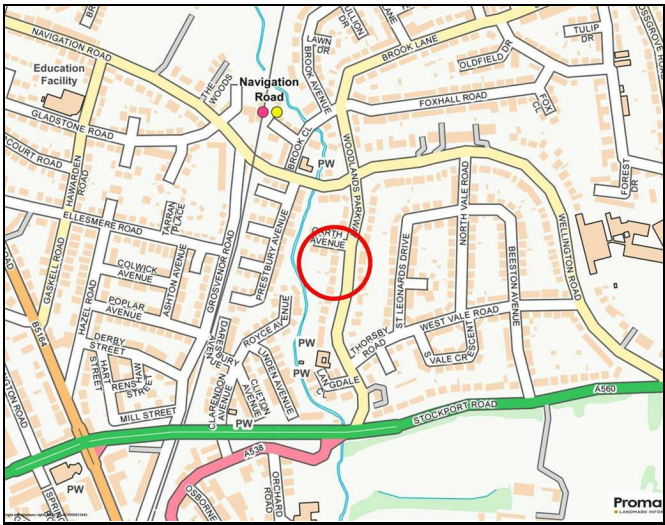
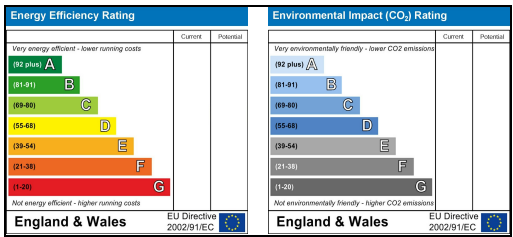


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A BEAUTIFULLY PRESENTED, UPDATED AND EXTENDED BAY FRONTED SEMI DETACHED FAMILY HOME LOCATED IN THIS DESIRABLE NEIGHBOURHOOD, CLOSE TO EXCELLENT SCHOOLS, THE METROLINK AND ALTRINCHAM AND TIMPERLEY CENTRES. 1607 SQFT.

Recessed Porch. Hall. WC. Lounge. Family Room. Open Plan Live In Dining Kitchen. Utility Room. Five Bedrooms. Three Bath/Shower Room. Driveway. Attractive 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 beautifully presented, updated and remodelled, double bay fronted Semi Detached family home located in this popular neighbourhood, within walking distance to excellent schools, Metrolink, Timperley Village and Altrincham Town Centre.

The stylishly appointed property is arranged over Two Floors with the accommodation extending to some 1607 square feet providing a Hall, Lounge, Family Room, Open Plan Live In Dining Kitchen, Utility and WC to the Ground Floor and there are Five Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a paved Driveway providing ample off road parking and to the rear there is a landscaped Garden with lawned and patio areas enjoying a west facing aspect.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation. Access to useful understairs storage. Picture rail surround.

Lounge with wide bay window to the front elevation. Cast iron, log burning stove to the chimney breast. Picture rail surround.

Family Room with wide window to the front elevation. Built in cupboards and display shelving along one wall. Two additional windows to the side elevation.

Impressive Open Plan Live In Dining Kitchen with clearly defined areas. To the Living and Dining Areas two sets of bi-fold doors overlook and provide access to the attractive Gardens to the rear.

The Kitchen Area is fitted with an extensive range of base and eye level units incorporating an island unit, with Quartz worktops over inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated double oven, four ring induction hob with inset extractor fan and dishwasher. Space and plumbing suitable for an American style fridge freezer.

Utility Room fitted with base and eye level units with granite worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over and tiled splashback. Space and plumbing for a washing machine and tumble dryer. Wall mounted, gas central heating boiler. Opaque window to the side elevation.

Ground Floor WC fitted with a contemporary white suite and chrome fittings providing an enclosed shower cubicle with electric shower, wash hand basin with built in storage below and WC. Opaque window to the side elevation.

To the First Floor Landing there are Five Bedrooms served by Two Bath/Shower Rooms. Picture rail surround.

Bedroom One with wide bay window to the front elevation. Picture rail surround.

Bedroom Two with window to the rear elevation enjoying views over the Gardens. Built in wardrobes and shelving to either side of the chimney breast recess. Panelled wall feature. Loft access point with pull down ladder.

Guest Bedroom Three with wide bay window to the front elevation. Built in wardrobes providing ample hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings providing an enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin and WC. Opaque window to the side elevation. Tiling to the walls.

Bedroom Four with window to the rear elevation enjoying views over the Gardens.

Bedroom Five with window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings providing a double ended, freestanding bath, walk in wet room style shower with thermostatic shower and dual attachments, wash hand basin with built in storage and WC. Extensive tiling to the walls and floors. Opaque window to the rear elevation.

Externally, there is a paved Driveway providing ample off road parking and a lawned Garden frontage enclosed within hedging. EV Parking charger point.

To the rear, there is a paved patio area adjacent to the back of the house accessed via two sets of bi-fold doors from the Open Plan Living Dining Kitchen. Beyond the Garden is laid to lawn with raised stocked borders with a variety of plants, shrubs and trees and with decked patio area. The Garden is enclosed within timber fencing and hedging. The Garden is west facing, therefore enjoying a sunny aspect. External power points. External tap.

- Freehold
- Council Tax Band D

