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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 37 Beeston Avenue

Timperley, Altrincham, WA15 7RU



£585,000

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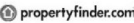


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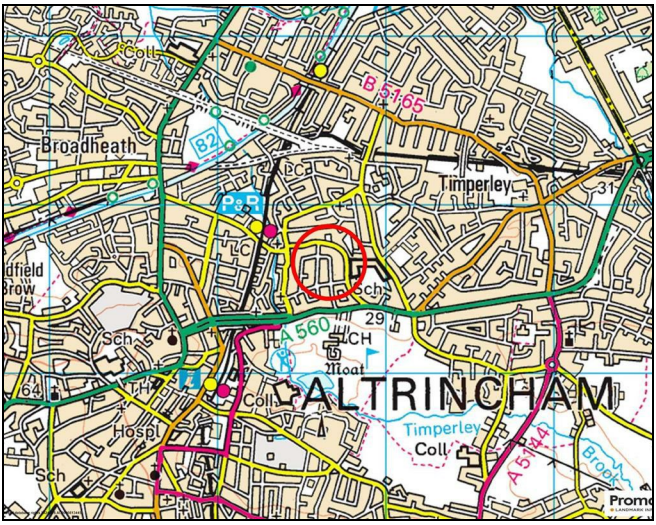
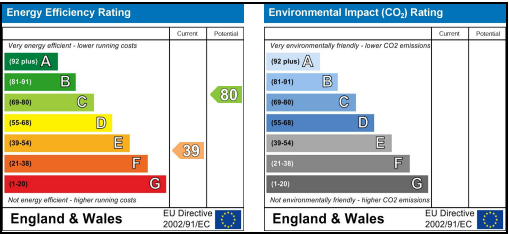


INDEPENDENT ESTATE AGENTS



# energy efficiency

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



# overview

A SUPERBLY PRESENTED, UPDATED AND IMPROVED, BAY FRONTED SEMI DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD WALKING DISTANCE TO ALTRINCHAM TOWN CENTRE, THE METROLINK AND EXCELLENT LOCAL SCHOOLS. 1092 SQFT.

Porch. Hall. Lounge. 400 sqft Family Living and Dining Room and Breakfast Kitchen. Three Bedrooms. Family Bathroom. Driveway. Gardens.



**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 and improved, double-height, bay fronted Semi-Detached Family Home located in this enormously popular neighbourhood and within walking distance of Altrincham Town Centre, its facilities and the Metrolink, in addition to Navigation Road Metrolink.

In addition, Navigation Road and St Vincent's primary schools and Wellington School are all within a few minutes walk.

The property offers well-proportioned Family Accommodation extending to approximately 1100 square feet, over Two Floors with the Ground Floor enjoying a spacious Lounge with a solid fuel cast iron stove fireplace in addition to a fantastic 400 square feet Open Plan Family Living and Dining Room and Breakfast Kitchen with full height window, and bi folding doors onto the expansive decking and Gardens.

To the First Floor are Three Bedrooms, Two Double and One large Single and are served by the well-appointed Family Bathroom with separate shower cubicle and underfloor heating.

Externally, there is good off street parking for multiple vehicle to the front and a well-proportioned rear Garden affording privacy with tall, mature privet hedging.

A superb example of a Family Home in this supremely popular location.

Entrance Porch to entrance door with stained glass leaded lights and side windows to the Hall. A staircase rises to the First Floor with storage and cloaks cupboard beneath. Modern wood laminate flooring which continues into the Family Living and Dining Room and Breakfast Kitchen.

Lounge, with a wide bay window to the front. Custom-built shelving. Solid fuel cast iron stove fireplace feature. Reproduction period-style radiator.

400 square foot Family Living and Dining Room and Breakfast Kitchen, cleverly designed with a part-vaulted ceiling with full height window and bi folding doors enjoying aspects of and giving access to the expansive wrap around decking an established gardens. Two contemporary-style, vertical radiators.

The Living Area has an exposed brick wall feature, and the Breakfast Kitchen is divided by way of a peninsular unit Breakfast Bar and is fitted with a range of modern flush-finish, grey laminate fronted units with silestone worktops over with inset sink unit and waste disposal. Integrated appliances include stainless steel oven, hob with extractor fan over, and microwave. Slimline dishwasher and fridge freezer unit. Windows to the side and rear elevations and a further double glazed, Velux skylight window inset into the part-vaulted ceiling. Door leading outside. LED lighting.

First Floor Landing with window to the side and panelled doors to the Bedrooms.

Bedroom One. A large Double Bedroom with a bay window to the front.

Bedroom Two. Another Double Bedroom with a window overlooking the rear Garden.

Bedroom Three. A larger than average Single Bedroom with a window to the front.

The Bedrooms are served by the stylish well-appointed Bathroom, fitted with a white suite with chrome fittings providing a double-ended bath, wash hand basin with toiletry cupboards below, WC, separate shower cubicle with thermostatic shower and Drench showerhead. Extensive tiling to the walls and floor with underfloor heating. Window to the side. Plate glass vanity mirror. LED lighting. Chrome ladder radiator.

The front of the property has been entirely gravelled for easy maintenance and to provide off street parking for three vehicles and enclosed within privet hedging and fencing. There is access through a gate down the side of the property to the rear Garden which has a large, timber-decked Sitting Area adjacent to the back of the house incorporating bench seating for an outside dining space accessed from the folding doors from the Family Living and Dining Room.

Beyond this, the Gardens are of an excellent size, laid to lawn with tall mature privet hedge enclosure and trees to the far end of the Garden provide an attractive aspect from the house.

A lovely Garden setting for a First Class Family Home in a great location.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1092 Sq. Feet  
= 101.4 Sq. Metres

