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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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## 5 Garth Avenue

Timperley, Altrincham, WA15 7QX



£595,000

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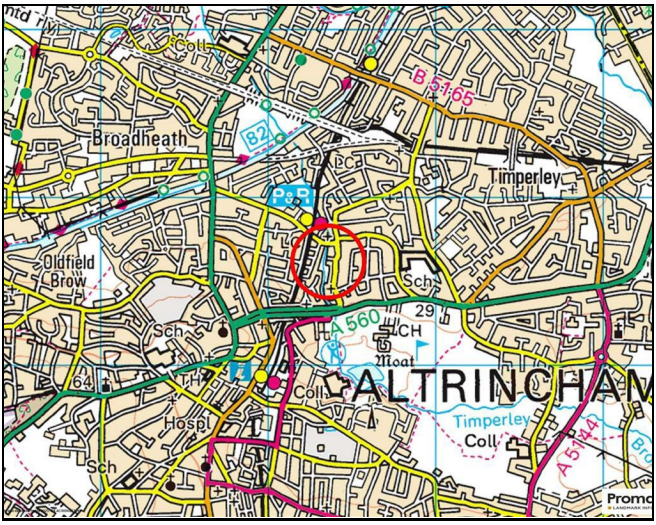
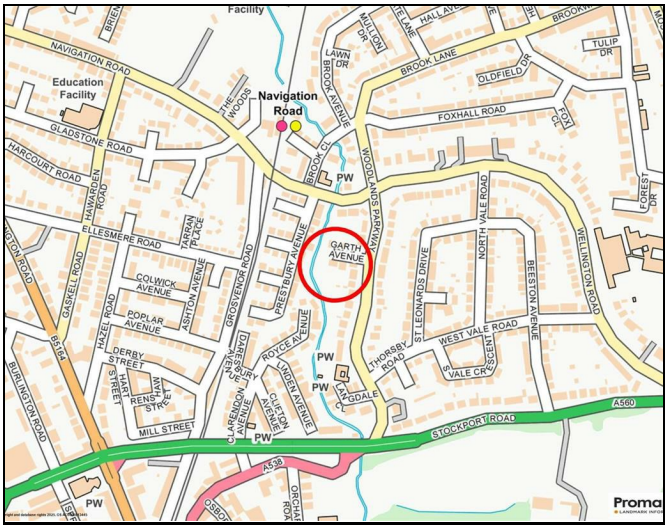
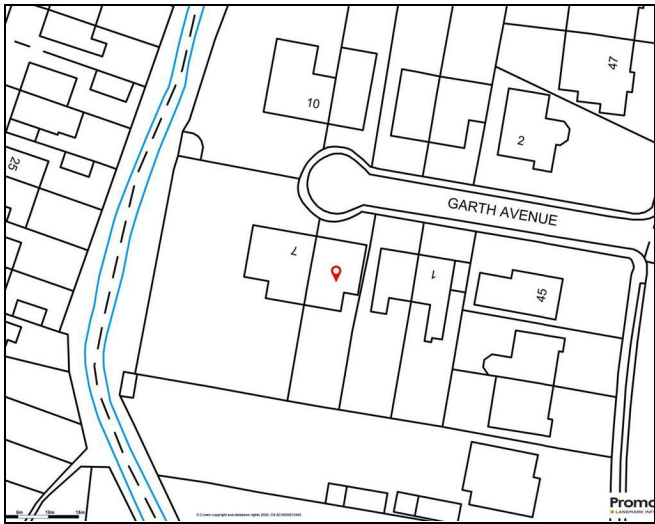
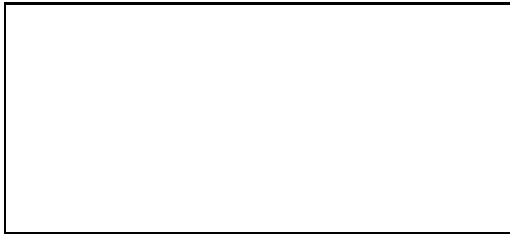
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energy efficiency

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 LOCATED ON THIS POPULAR CUL-DE-SAC CLOSE TO BOTH TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 1289SQFT

Porch. Hall. Lounge. 400sqft Live In Dining Kitchen. Utility. WC. Three Bedrooms. Bathroom. Driveway. Garage/Storage. Lovely South facing 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 presented, updated, extended and improved double-height, bay fronted Semi-Detached family home located on this enormously appealing cul-de-sac just off Woodlands Parkway in Timperley and as such within walking distance of Altrincham Town Centre, its facilities, Navigation Road Metrolink, good Primary Schools and Wellington School.

The property offers accommodation arranged over Two Floors extending to approximately 1289 square feet and provides a good-sized Lounge to the front of the property in addition to a fantastic 400 square foot Open Plan Family Living Room and Dining Kitchen with folding doors onto the Garden. To the First Floor are Three Bedrooms served by the spacious, well-appointed Family Bathroom.

Externally, the front of the property provides off street parking for two cars in front of the former Garage, now storage. Electric Vehicle charger.

The rear Garden is a delightful feature and is of a superb size for this style of property, with a particularly appealing backdrop of substantial mature trees within the boundaries of neighbouring priorities providing good screening and a most attractive outlook. There is a wide paved patio area returning across the whole of the back of the house. Beyond this, the Garden is laid to lawn with stocked borders and timber fence enclosure. The Garden enjoys a south facing and therefore sunny aspect.

Comprising:

Entrance Porch with tiled floor to Entrance door with inset leaded windows to the Hall.

Hall with wood finish flooring. Spindled balustrade staircase to the First Floor with cloaks and storage cupboard beneath. Doors to the Ground Floor Accommodation.

Lounge. An attractive room with a wide bay window to the front and custom-built cabinets.

400 square foot Live In Dining Kitchen, approached from a crittall glazed door from the Hall. A fantastic Open Plan, day-to-day, informal family Living, Dining and Working Kitchen Space with a continuation of the wood finish flooring and having folding doors giving access to and enjoying aspects of the Gardens and with three, double glazed, Velux skylight windows inset into the part-vaulted ceiling.

The Living Area has a media housing unit and custom-built cabinets, whilst the Dining Kitchen Area is fitted with a range of painted-finish, shaker-style units with worktops over arranged around a central island unit incorporating Breakfast Bar. Integrated appliances include Neff double ovens, induction hob, extractor fan, fridge freezer, dishwasher and drinks fridge.

A door leads through to a large Utility Room with built-in base and sink unit and plumbing for a washing machine. Courtesy door to the Garage storage. Door leading to the rear Garden.

Ground Floor WC with a white suite of WC and wash hand basin with toiletry cupboards below.

First Floor Landing with a window to the side and panelled doors through to the Bedroom Accommodation.

Bedroom One with a wide bay window to the front and wall-to-wall, floor-to-ceiling built-in wardrobes.

Bedroom Two with a wide window enjoying a lovely rear aspect. Built-in floor-to-ceiling wardrobes.

Bedroom Three. A good Single Bedroom with a window to the front.

The Bedrooms are served by the Family Bathroom fitted with a white suite and chrome fittings, providing double-ended bath with thermostatic shower over, wash hand basin with toiletry cupboards below, WC and adjacent toiletry cupboard which also houses the combination, gas fire central heating boiler. Windows to the side and rear. Chrome ladder radiator.

A superbly located and appointed family home.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1289 Sq. Feet  
= 119.8 Sq. Metres

