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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 22 Brookfield Avenue

Timperley, Altrincham, WA15 6TH

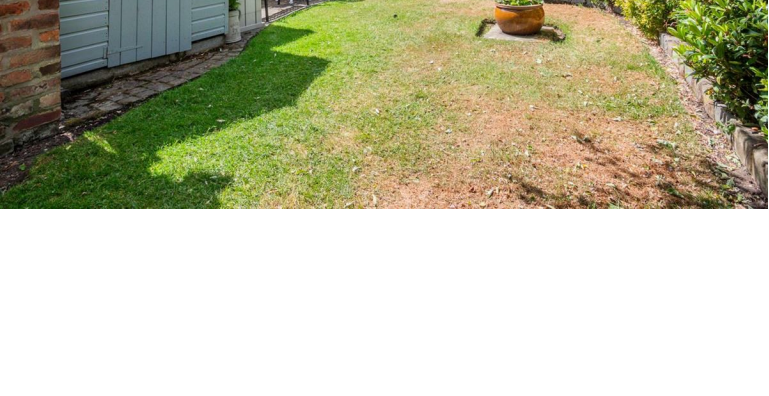


£650,000

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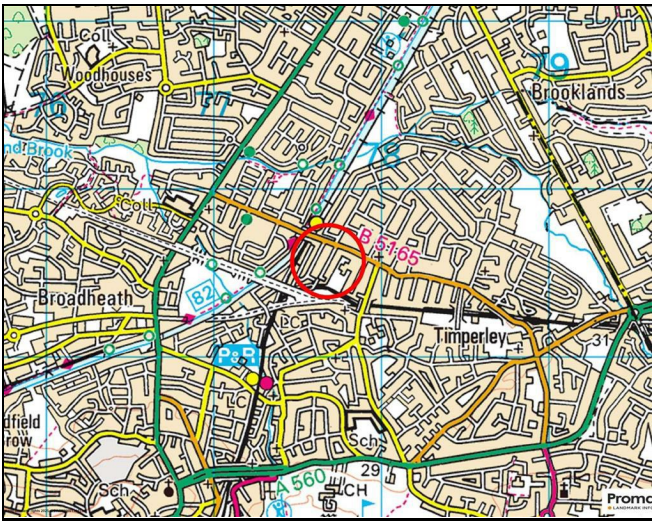
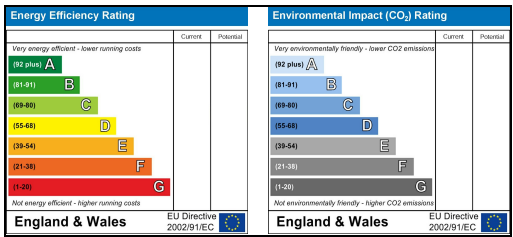


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# energy efficiency

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



# overview

A BEAUTIFULLY PRESENTED AND SUPERBLY PROPORTIONED VICTORIAN SEMI DETACHED FAMILY HOME, LOCATED IN THIS POPULAR NEIGHBOURHOOD WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, LOCAL SHOPS AND TIMPERLEY METROLINK STATION. 1465 SQFT.

Porch. Hall. 350sqft Living and Dining Room. 240sqft Live In Breakfast Kitchen. Utility. Shower Room. Three Superbly sized Double Bedrooms. Family Bathroom. Driveway. Courtyard and Garden.



**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 beautifully presented and particularly spacious Victorian, Semi-Detached family home with accommodation arranged over Two Floors extending to approximately 1500 square feet.

The property is tastefully presented throughout in keeping with the period-style of the property and in particular enjoys exposed floorboards, some attractive stained glass window features, attractive fireplaces, reproduction, double glazed, shuttered sash windows, high cornice ceilings, attractive spindled balustrade staircase and wood panelled internal doors.

The property provides off the Hall a spacious 350 square foot Living and Dining Room in addition to a 240 square foot Live In Breakfast Kitchen with Utility Room and Ground Floor Shower Room off. To the First Floor there are Three superbly proportioned Double Bedrooms served by the Family Bathroom.

Externally, the front of the property provides off street parking for two large vehicles, whilst the rear Garden is attractively laid out with a Courtyard Sitting Area with an opening to a lawned Garden with maturely stocked borders providing excellent privacy.

A really lovely family home in a great location within a few minutes' walk of the Metrolink at Park Road and with good primary schools on the doorstep.

Comprising:

Covered Porch. Entrance door with leaded stained glass windows to Hall.

Hall with exposed floorboards and wood finish panelled doors to the accommodation.

350 square foot Living and Dining Room with the Living Area having a wide bay housing four shuttered, reproduction sash windows to the front and a cast iron living flame fireplace with timber surround.

The Dining Area has exposed floorboards and a matching window to the rear.

240 square foot Live In Breakfast Kitchen with two windows overlooking the Courtyard area of the Garden with a stable door leading to the same. Quarry tiled flooring throughout.

There is an attractive fireplace surround with hole in the wall, exposed brick fireplace housing a gas stove and the Kitchen Area is fitted with a range of painted-finish, wood fronted units with granite worktops over with a Belfast style pot sink and a freestanding Range Master Range Cooker which maybe available to the incoming purchasers subject to negotiation. Integrated dishwasher, fridge and freezer units.

Inner Lobby with access to the Utility Room with plumbing for a washing machine and housing a gas fire central heating boiler. Window to the side.

Ground Floor Shower Room and WC with a large enclosed, tiled shower area.

First Floor Landing with wood panelled doors to the Bedrooms with a skylight window and a ladder to the Loft.

Principal Bedroom One. A beautifully proportioned room with attractive, reproduction-style sash windows to the front.

Bedroom Two. A fantastic Double Bedroom with two windows to the side and rear. Cast iron fireplace and built-in wardrobes.

Bedroom Three. An excellent Double Bedroom with a window to the rear.

The Bedrooms are served by the well-appointed Family Bathroom with a reproduction Victorian-style suite in white and chrome fittings, providing a clawfoot bath, wash hand basin, WC and corner shower cubicle with 'drench' showerhead. Window to the side.

A really lovely family home in a great location.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1465 Sq. Feet  
= 136.2 Sq. Metres

