



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

8 Carlisle Drive

Timperley, Cheshire, WA14 5PT



£680,000

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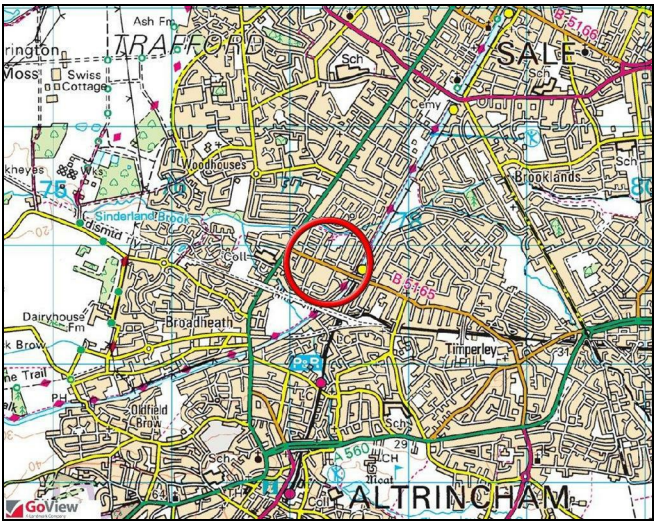
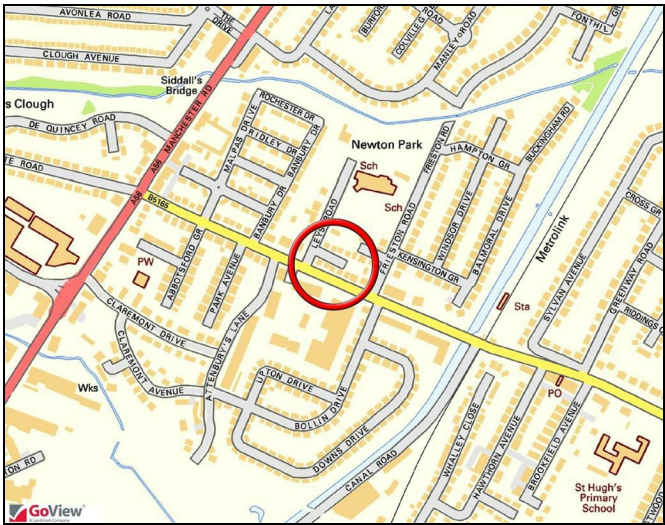
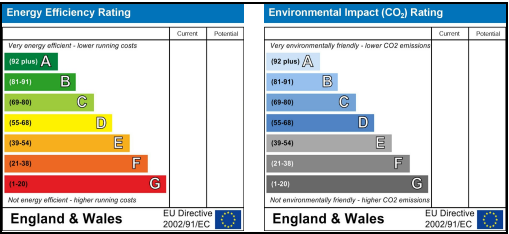
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energy efficiency

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



overview

A SUPERBLY PROPORTIONED FOUR BEDROOMED DETACHED FAMILY HOME LOCATED ON A POPULAR CUL DE SAC PERFECT TIMPERLEY METRO AND SEVERAL OF THE LOCAL SCHOOLS. RE FITTED KITCHEN. BROADLY SOUTH FACING GARDEN. 1600SQFT

Hall. WC. Three Receptions. Conservatory. Stylsih Breakfast Kitchen. Four Bedrooms. Two Baths/Showers. Driveway parking. Garage. 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

An immaculately presented Modern Detached family home, attractive in design built with reclaimed Cheshire brick and superbly located at the head of this cul de sac just off Park Road in Timperley within a few minutes walk of the Metrolink.

The property is ready to move into with the minimum of fuss, offered For Sale with No Chain and provides Three Reception Rooms to the Ground Floor in addition to a Conservatory Garden Room and Breakfast Kitchen and Four excellent Double Bedrooms to the First Floor served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

With off street Parking, a Garage and neatly tended Gardens to the front and rear, this property is bound to be very popular.

Comprising:

Ground floor Recessed Porch to entrance door with side window to the Hall, with wood block flooring, a staircase to the First Floor with storage cupboard beneath, doors to the Ground Floor accommodation.

Ground Floor WC with a white suite of wash hand basin and WC. Cupboard housing the gas fired central heating boiler. Shelving.

Family Room with two double glazed UPVC frame windows to the front and side elevations. Meter cupboards and shelving.

Lounge with a double glazed UPVC frame window to the front and an Adams style fireplace surround with a freestanding, stainless steel, pebbled living flame electric fire, but also with gas point for a gas fire and potential for an open grate fireplace. Built in storage cabinet and display shelving.

Double doors lead to the Dining Room, also accessed via the Hall with further double glazed French doors with side windows to the Garden Room, of double glazed wood frame construction with windows and French doors enjoying an aspect of and giving access to the Gardens.

Breakfast Kitchen, re fitted with an extensive range of white gloss finish base and eye level units with chrome handles and black granite worktops over inset into which is a one and a half bowl stainless steel sink unit with mixer tap. Range cooker (maybe availabel subject to negotiaion) with extractor over. Ample space for a range of freestanding appliances. UPVC double glazed frame window overlooking the Rear Garden and a door leading to the side, Oversized polished tiled floor. A door conceals a useful Utility cupboard with plumbing and venting for a washing machine and dryer, with a window to the rear. Inset spotlights.

First Floor Landing with doors to Four Bedrooms and the Bathroom. Loft hatch with pull down ladder leading to the boarded Loft.

Bedroom One with a double glazed UPVC frame window to the rear, extensive built in wardrobes, dressing table and drawers.

En Suite Shower Room with a corner shower cubicle with thermostatic shower, wash hand basin and WC. Extensive tiling to the walls and floor. Double glazed UPVC frame window to the rear. Chrome ladder radiator.

Bedroom Two with a double glazed UPVC frame window to the front, built in wardrobes and dressing table. Laminate flooring.

Bedroom Three with two double glazed windows to the front.

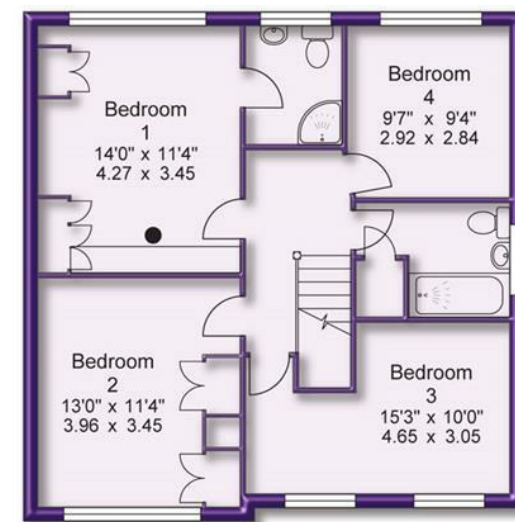
Bedroom Four with one double glazed windows to the rear.

The Bedrooms are further served by a Bathroom fitted with a white suite with chrome fittings, providing a bath with thermostatic shower over, wash hand basin, WC, extensive tiling to the walls and floor, double glazed windows to the side and a cupboard housing the hot water cylinder.

Externally the property is approached via a driveway in front of and to the side of the house providing off street Parking for two or three vehicles with the left hand driveway leading to the Single Garage with courtesy door to the rear.

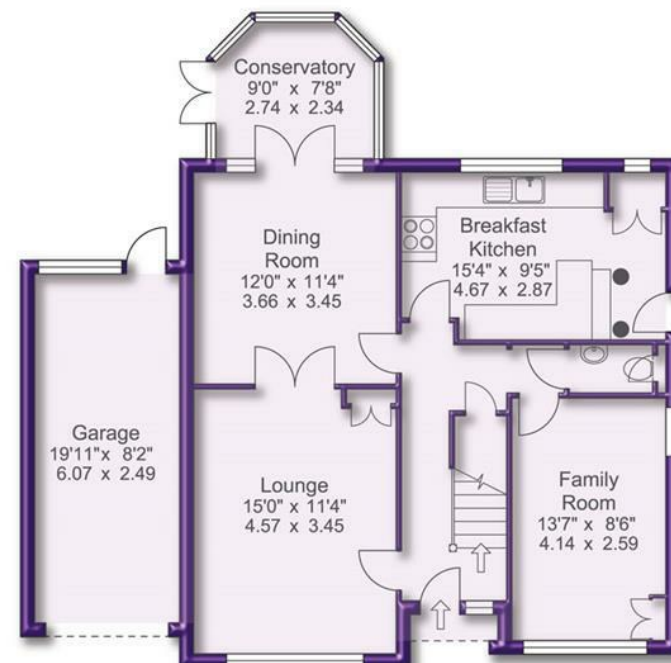
The property enjoys low maintenance Gardens with neatly tended areas of lawn to the front with mature conifer screening. A gate leads to a paved pathway to the side of the house to the Rear Garden. This is laid to areas of lawn, with brick and sleeper paving and a crazy paving Patio enclosed with shrubs, bushes, trees and plants. The Garden enjoys a South facing and therefore sunny aspect and is enclosed with timber fencing.

FREEHOLD - COUNCIL TAX BAND 'F'



First Floor

Approx Gross Floor Area = 1684 Sq. Feet
(inc. Garage) = 156.4 Sq. Metres



Ground Floor