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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 24 Brookfield Avenue

Timperley, Altrincham, WA15 6TH

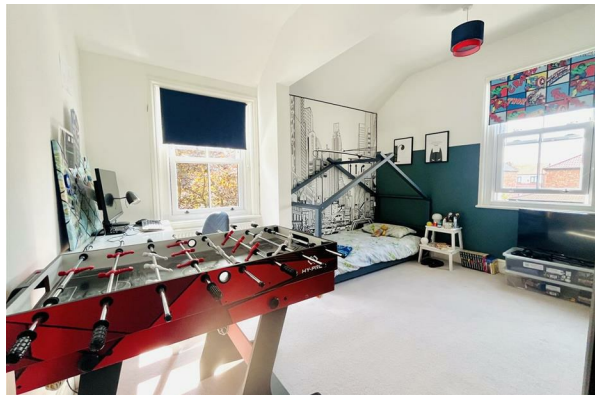


£700,000

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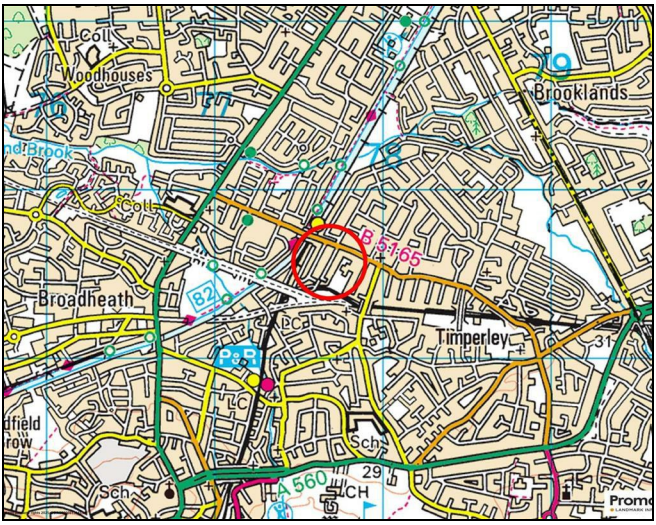
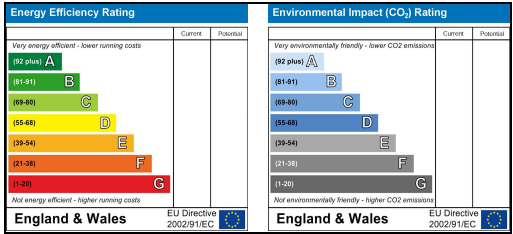
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# energy efficiency

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



# overview

A STYLISHLY PRESENTED AND SUPERBLY PROPORTIONED VICTORIAN SEMI DETACHED FAMILY HOME, LOCATED IN THIS POPULAR NEIGHBOURHOOD WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, LOCAL SHOPS, THE METROLINK AND TIMPERLEY AND ALTRINCHAM CENTRES. 1735 SQFT.

Hall. Lounge. Family Room. Dining Kitchen. Utility. WC. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Garden. No Chain!



**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 attractive and particularly spacious Victorian Semi-Detached family home, in a quiet cul-de-sac and ideally located within a few minutes walk of the Metrolink at Park Road and walking distance to excellent schools, local shops as well as being close to both Timperley Village and Altrincham Town Centre.

The stylishly presented property is arranged over Three Floors with accommodation extending to some 1735 square feet providing a Hall, Lounge, Family Room, Dining Kitchen, Utility and WC to the Ground Floor and there are Four Double Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.

Externally, there is a Driveway providing off street Parking and to the rear a good sized, low maintenance Garden with patio and Garden areas.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Recessed Porch. Panelled door with stained and leaded glass feature.

Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Stripped and stained floorboards. Dado rail surround. Coved ceiling. Decorative radiator cover.

Lounge with sash windows to the front and side elevations. Impressive cast iron fireplace feature to the chimney breast with tiled hearth. Picture rail surround. Coved ceiling.

Family Room with sash window to the rear elevation enjoying views over the gardens. Impressive cast iron fireplace feature with tiled insert and hearth. Built in cupboards and display shelving to either side of the chimney breast recess. Coved ceiling. Stripped and stained floorboards.

Dining Kitchen fitted with an extensive range of base and eye level units, incorporating a breakfast bar, with granite worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Freestanding Range cooker. Integrated fridge, freezer and dishwasher. Two windows to the side elevation and French doors provide access to the same.

Utility Room with built in worktops and there is space and plumbing for a washing machine and tumble dryer. Wall mounted gas central heating boiler. Tiled floor. French doors overlook and provide access to the gardens to the rear.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Panelled wall feature. Tiled floor. Opaque window to the side elevation. Built in storage cupboard with shelves.

To the First Floor Landing there is access to Three Double Bedrooms and a Family Bathroom. A staircase rises to the Second Floor Landing.

Principal Bedroom One is a superbly sized room with three windows to the front elevation. Bult in wardrobes provide excellent hanging and storage space.

Bedroom Two with reproduction sash window to the rear elevation enjoying views over the gardens. Built in wardrobes provide excellent hanging and storage space. Picture rail surround. Coved ceiling.

Bedroom Three with sash windows to the side and rear elevations enjoying views over the gardens to the rear. Built in wardrobes provide excellent hanging and storage space.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a freestanding double ended bath, separate enclosed shower cubicle with thermostatic shower, dual attachments and glazed door, wash hand basin and WC. Tiling to the walls and floor. Opaque sash window to the side elevation.

Second Floor Landing with inset Velux window and access to Bedroom Four. Dado rail surround.

Bedroom Four with attractive sloping ceilings with inset Velux window to the front and a window to the rear enjoying views over the gardens. Stripped and stained floorboards. Access to roof void storage.

This Bedrooms enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Inset Velux window. Stripped and stained floorboards.

Externally, there is a paved Driveway providing off road parking and a stocked Garden frontage.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Dining Kitchen and Utility Room. Beyond, the Garden is laid to astroturf with additional paved patio area with well stocked borders with a variety of plants, shrubs and trees.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1735 Sq. Feet  
= 161.3 Sq. Metres

