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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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32 Greenhill Road

Timperley, Altrincham, WA15 7BG



Guide Price £625,000

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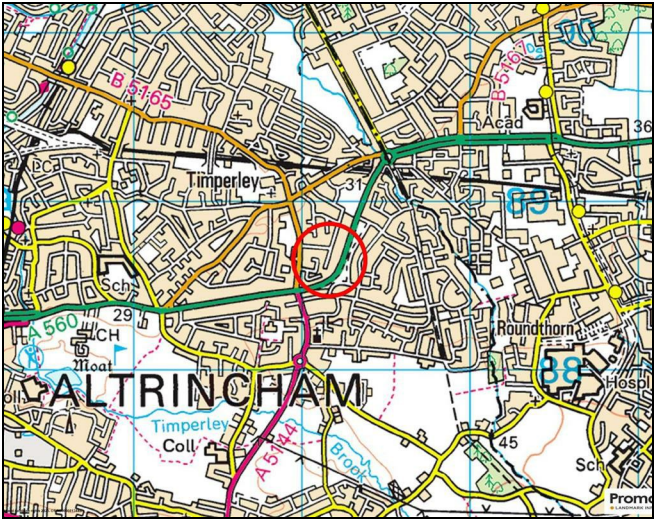
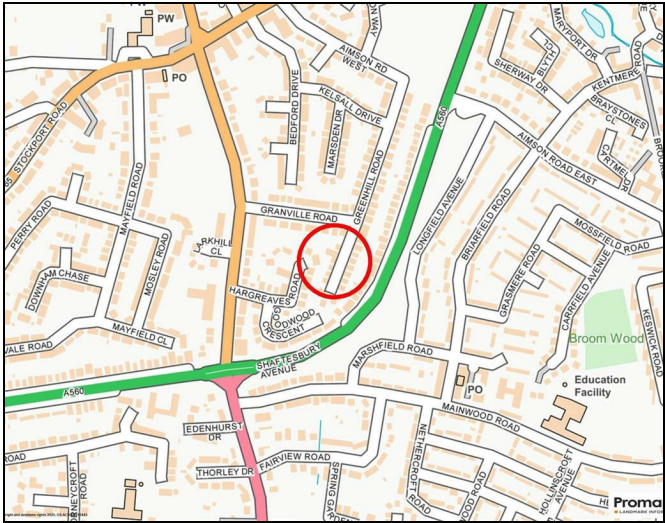
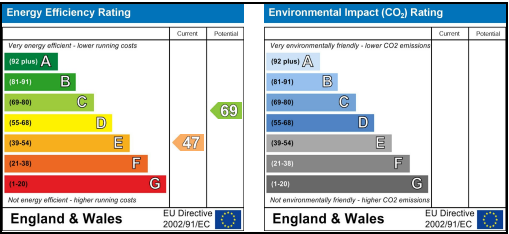
WATERSONS

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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 WELL PROPORTIONED, TRADITIONAL BAY FRONTED DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD IDEAL FOR EXCELLENT SCHOOLS, THE METROLINK AND ALTRINCHAM AND TIMPERLEY CENTRES. 1598SQFT.

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



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 traditional, bay fronted Detached family home located on this popular cul-de-sac, walking distance to excellent schools, shops and Timperley Village. In addition, the Metrolink and Altrincham Town Centre are within easy access.

The well proportioned property is arranged over Two Floors with the accommodation extending to some 1598 square feet providing a Hall, Lounge, Family Room, Dining Room, Kitchen, Utility Room and WC to the Ground Floor and there are Four Bedrooms served by Two Bath/Shower Rooms and a Separate WC to the First Floor.

Externally, there is a Driveway providing off road Parking, returning in front of a Store and to the rear an attractive West facing Garden with lawned and patio areas.

This property is offered for sale with no chain.

Comprising:

Enclosed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful under stairs storage. Picture rail surround.

Family Room with wide bay window to the front elevation. To the chimney breast there is a fireplace feature with marble hearth and wood surround. Picture rail surround. Coved ceiling.

Lounge with inglenook with windows to the front and rear elevations. Impressive fireplace feature with tiled insert, hearth and wood surround. Windows and doors enjoy views over the attractive gardens to the rear. Picture rail surround.

Dining Room with window to the side elevation and inset Velux window. Stripped and stained floorboards.

Kitchen fitted with a range of base and eye level units with worktop over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. Window to the rear elevation enjoying views over the garden and a door provides access to the same.

Utility Room with built in units and worktop over. There is space and plumbing for a washing machine. Opaque window to the side elevation. Floor mounted gas central heating boiler.

Ground Floor WC fitted with a white suite and chrome fittings. A courtesy door leads to a Garden Store.

To the First Floor Landing there is access to Four Bedrooms served by Two Bath/Shower Rooms and a Separate WC. Loft access point with pull down ladder.

Bedroom One with bay window to the rear enjoying views over the gardens. Built in wardrobes provide excellent hanging and storage space. Dado rail surround.

Bedroom Two with bay window to the front elevation. Picture rail surround.

Bedroom Three with window to the front elevation.

Bedroom Four with window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over and wash hand basin. Built in cupboards. Opaque window to the rear elevation.

Separate WC with opaque window to the side elevation.

Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with electric shower and wash hand basin with built in storage. Opaque window to the rear elevation.

Externally, there is a paved Driveway with dual entrances and a lawned Garden frontage with well stocked borders with a variety of plants, shrubs and trees.

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

The Garden enjoys a South facing therefore sunny aspect.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band E

