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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.



INDEPENDENT ESTATE AGENTS

22 Mossgrove Road Timperley, Altrincham, WA15 6LF



A SUPERBLY PROPORTIONED, TRADITIONAL SEMI DETACHED FAMILY HOME WITH GOOD SIZE GARDEN, LOCATED ON THIS DESIRABLE ROAD, CLOSE TO EXCELLENT SCHOOLS AND TIMPERLEY ALTRINCHAM CENTRES. 1352 SQFT.

Hall. Lounge. Dining Room. Breakfast Kitchen. Three Bedrooms. Bathroom. Driveway. Detached Garage. Sunny aspect Garden.

£525,000

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in detail



A superbly proportioned, traditional Semi Detached family home located in this enormously popular part of Timperley within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter, the Metrolink and Timperley Village.

The well presented property is arranged over Two Floors, with the accommodation extending to some 1352 square feet, providing a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and Three good sized Bedrooms served by a Bathroom to the First Floor.



Externally, there is a Driveway providing off road parking, returning in front of a Detached Single Garage and there are good sized lawned gardens to both the front and rear.

Comprising:

Enclosed Porch with windows to the front and side elevations. Tiled floor. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful understairs storage.

Dining Room with bay window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with marble hearth and surround. Coved ceiling.



Extended Lounge with sliding patio doors to the rear, enjoying views over the delightful gardens. Fireplace feature to the chimney breast.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit, with mixer tap over and tiled splashback. Integrated appliances include a double oven and four ring hob. There is space for additional kitchen appliances. Windows to the front and side elevations and a glazed door provides access to the gardens to the rear. The units incorporate a breakfast bar. Wall mounted gas central heating boiler.

To the First Floor landing there is access to Three good sized bedrooms and a Family Bathroom. Window to the front elevation. Loft access point. Built in airing cupboard.



Bedroom one with window to the rear elevation enjoying views over the delightful gardens. Built in wardrobes and dressing table provide excellent hanging and storage space.

Bedroom Two with window to the front elevation.

Bedroom Three with window to the rear elevation.

The Bedrooms are served by a Bathroom fitted with a coloured suite, providing a bath with electric shower over, wash hand basin and WC. Tiling to the walls. Opaque window to the side elevation.



Externally, there is a paved Driveway providing off road Parking which returns in front of the Detached Single Garage. Lawned garden to the front with well stocked borders with a variety of plant shrubs and trees, enclosed within timber fencing.

To the rear, the Gardens are a particular feature with paved patio area adjacent to the back of the house, accessed via the sliding patio doors from the Lounge. Beyond the Garden is of a good size with well stocked borders with a variety of plant shrubs and trees, enclosed within privet hedging. The Garden is West facing, therefore enjoys a sunny aspect.



Detached Single Garage with up and over door.

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 1352 Sq. Feet
(Including Garage) = 125.7 Sq. Metres

Approx Gross Floor Area = 1154 Sq. Feet
(Excluding Garage) = 107.2 Sq. Metres

