

HALE OFFICE:

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SALE OFFICE:

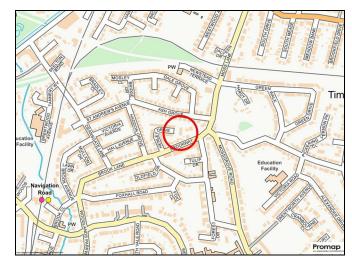
91-93 SCHOOL ROAD, SALE, CHESHIRE M33 7XA TEL: 0161 973 6688 FAX: 0161 976 3355

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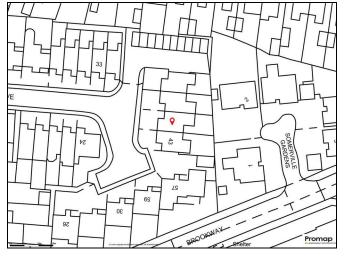
INDEPENDENT ESTATE AGENTS



location



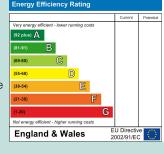


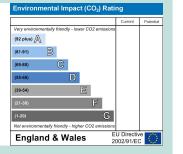


energy efficiency

In line with Government Legislation, we are now able to provide an

Energy Performance Certificate (EPC) rating (see table on the right)





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 will need to resource that existing furniture will fit they should take the measurements the measurements that the properties of the propertie



INDEPENDENT ESTATE AGENTS

41 Henley Drive

Timperley, Altrincham, WA15 6RY



AN OPPORTUNITY TO PURCHASE A MODERN TERRACED PROPERTY WITH DRIVEWAY AND SUNNY ASPECT GARDEN, WELL LOCATED FOR TIMPERLEY VILLAGE AND METROLINK. 1191sqft.

Entrance Vestibule. Hall. Living/Dining Room. Conservatory. Breakfast Kitchen. Three Bedrooms. Family Bathroom. Driveway. Converted Garage/Utility Room. Gardens. No Chain.

£430,000





An opportunity to purchase a spacious Terraced property located on this quiet cul-de-sac within walking distance to local Schools, shops, the Metrolink and Timperley Village.

The property is well presented throughout and offers superbly proportioned rooms arranged over Two Floors extending to some 1191 square feet, providing an Entrance Vestibule, Living/Dining Room, Conservatory and Breakfast Kitchen to the Ground Floor, in addition to a converted Garage/Utility Room. There are Three Double Bedrooms and a Family Bathroom.

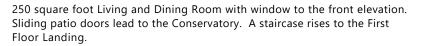


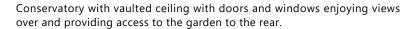
Externally, there is a paved Driveway providing off road Parking and to the rear there is a paved Garden with stocked borders and the Garden enjoys a sunny aspect.

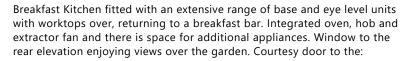
This property is offered for sale with No Chain.

Comprising:

Entrance Vestibule with door providing access to the Ground Floor living accommodation. Built in cloaks and storage.

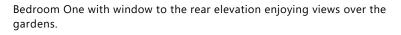


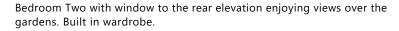




Converted Garage/Utility Room with door and window to the front.

To the First Floor Landing there is access to Three Bedrooms served by the Family Bathroom. Loft access point.





Bedroom Three with window to the front elevation. Access to useful storage cupboard.

The Bedrooms are served by a Family Bathroom fitted with a white suite, providing a bath, separate enclosed shower cubicle, wash hand basin with toiletry cupboard below and WC. Window to the front elevation. Ladder







Externally, the property is approached via a paved Driveway providing off road Parking.

To the rear, the Garden is mainly paved with well stocked borders and accessed via the French doors from the Conservatory.

The Garden is enclosed within timber fencing and enjoys a sunny aspect.



This property is offered for sale with No Chain.

- Leasehold 999 years from 19 August 1968
- Council Tax Band C

Approx Gross Floor Area = 1141 Sq. Feet = 106.1 Sq. Metres





