



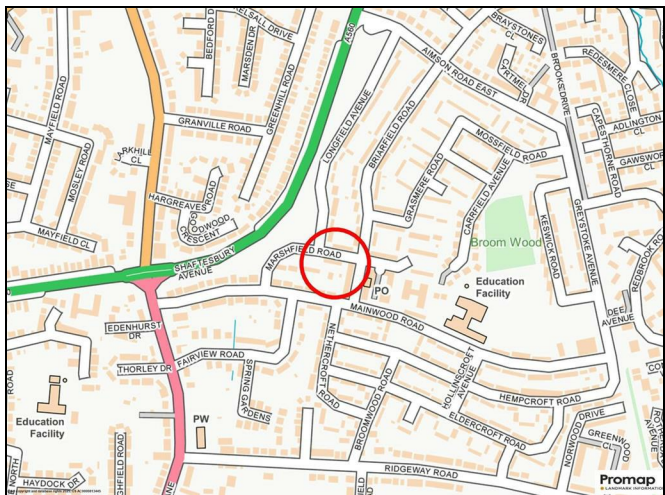
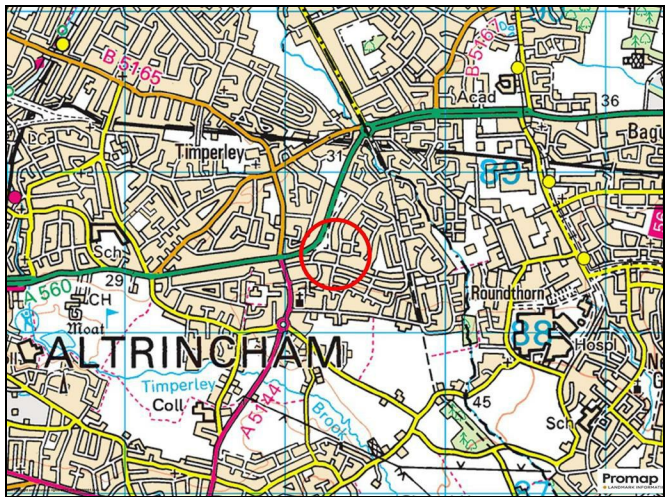
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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

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 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 Marshfield Road Timperley, Altrincham, Cheshire, WA15 7BY



A STYLISHLY PRESENTED, SUPERBLY PROPORTIONED, UPDATED AND REMODELLED TERRACED PROPERTY, LOCATED IN THIS POPULAR NEIGHBOURHOOD, CLOSE TO LOCAL SHOPS, SCHOOLS, TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 969 SQFT

Hall. Open Plan Living, Dining and Breakfast Kitchen. Three Bedrooms. Bathroom. Separate WC. South facing Garden. No Chain.

£315,000

in detail



A superbly proportioned, updated and remodelled Terraced property located in this popular neighbourhood, walking distance to local schools, shops and close to both Timperley Village and Altrincham Town Centre.

The stylishly presented property is arranged over Two Floors with the accommodation extending to some 969 square feet providing a Hall, Open Plan Living, Dining and Breakfast Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Bathroom and Separate WC to the First Floor.



Externally, there is a good sized lawned Garden to the rear enjoying a South West facing aspect.

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

Comprising

Covered Porch. Entrance Hall with staircase rising to the First Floor. Cloaks area. A door provides access to the Ground Floor Living Accommodation.

Open plan 'L-shaped' Ground Floor with clearly defined areas. To the Living Area there is a window to the front elevation and a Dining Area with French doors overlooking and providing access to the gardens to the rear.



Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include a dishwasher, washing machine and microwave oven. Freestanding Range cooker and fridge freezer, which may be available to an incoming purchaser, subject to separate negotiation. Window to the rear elevation. A door provides access to the front of the property. Access to useful downstairs storage.

To the First Floor Landing there is access to Three good sized Bedrooms served by a Family Bathroom and Separate WC. Opaque window to the rear elevation. Built in airing cupboard housing a wall mounted gas central heating boiler. Loft access point.

Bedroom One with window to the front elevation. Picture rail surround. Built in wardrobe.

Bedroom Two with window to the front elevation. Picture rail surround. Built in cupboard with shelving.

Bedroom Three with window to the rear elevation enjoying views over the gardens. Picture rail surround.

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

Separate WC fitted with a white suite. Opaque window to the rear elevation.



Externally, there is on road Parking and a lawned garden frontage enclosed within timber fencing and hedging. Access to external storage cupboard with power. The front garden offers potential to create off road parking, a feature many neighbouring homes have already taken advantage of.

To the rear, there is a decked patio area adjacent to the back of the house, accessed via the doors from the dining area. Beyond, the Garden is laid lawn and enclosed within timber fencing. The Garden is South West facing therefore enjoys a sunny aspect.



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

- Freehold
- Council Tax Band B

