



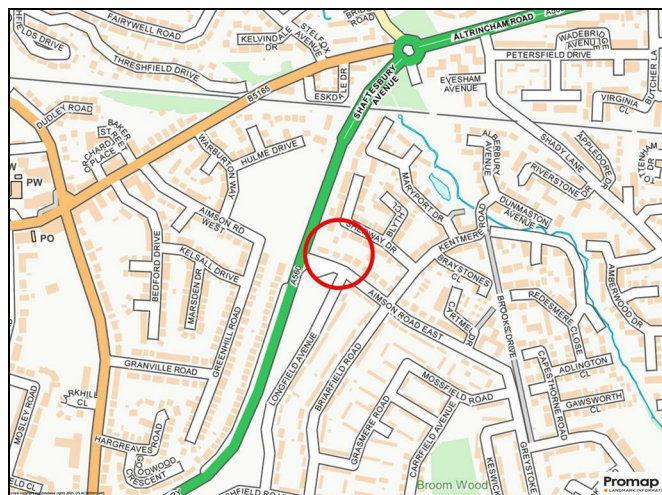
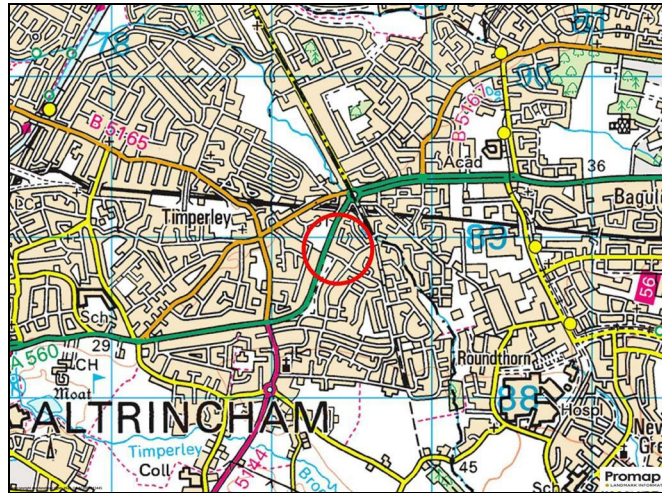
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INDEPENDENT ESTATE AGENTS

# 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 <sub>2</sub> ) Rating                  |                         | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

## 63 Aimson Road East Timperley, Altrincham, WA15 7DA



**A WELL PRESENTED BAY FRONTED SEMI DETACHED BUNGALOW IN A POPULAR NEIGHBOURHOOD CLOSE TO LOCAL SHOPS AND TIMPERLEY VILLAGE. 752sqft.**

**Covered Porch. Entrance Hall. Lounge. Dining Kitchen. Two Double Bedrooms. Bathroom. Separate WC. Driveway. Garage. Gardens to the front and rear. No Chain!**

**£355,000**

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# in detail



A bay fronted Semi Detached Bungalow located in this popular neighbourhood close to local shops and Timperley Village.

The well presented property extends to some 752 square feet providing an Entrance Hall, Lounge and Dining Kitchen served by Two Double Bedrooms, a Bathroom and Separate WC.



The high pitched roof offers excellent potential for easy conversion to create a further Bedroom and En Suite Bathroom, subject to any necessary planning consents.

Externally, there is a Driveway providing off road Parking returning in front of the Detached Single Garage and there are lawned Gardens to the front and rear.

This property is offered for sale with no chain.

Comprising:

Covered Porch. 'L' shaped Entrance Hall with doors providing access to the Living and Bedroom Accommodation.

Lounge with window to the rear elevation enjoying views over the gardens.

Dining Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include an oven, four ring gas hob, extractor fan over and there is space for additional kitchen appliances. Wall mounted gas central heating boiler housed within the units. Windows to the side and rear elevations and a door provides access to the same. Ample space for a table and chairs.

Bedroom One with bay window to the front elevation.

Bedroom Two with window to the front elevation.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over and WC. Opaque window to the side elevation. Tiling to the walls and floor. Built in airing cupboard.

Separate WC with opaque window to the side elevation.

Externally, there is a Driveway providing off road Parking, returning in front of the Detached Single Garage. There is a lawned Garden frontage with stocked borders and enclosed within hedging.

To the rear, the Garden is laid to lawn, enclosed within fencing and hedging.

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 752 Sq. Feet  
(Excluding Garage) = 69.9 Sq. Metres

