



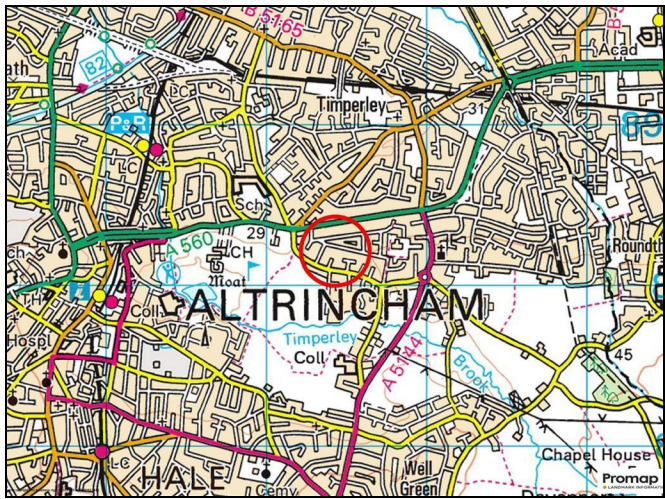
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INDEPENDENT ESTATE AGENTS

# 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 10 Clover Road

## Timperley, Altrincham, WA15 7NL



A WELL PRESENTED AND EXTENDED SEMI DETACHED FAMILY HOME WITH SOUTH FACING GARDEN WALKING DISTANCE TO EXCELLENT SCHOOLS AND TIMPERLEY VILLAGE. 1027SQFT

Porch. Hall. Dining Room. Lounge. Breakfast Kitchen. Three Bedrooms. Family Bathroom. Driveway. Sunny Garden.

£475,000

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# in detail



A well presented and extended bay fronted Semi Detached family home located in this popular part of Timperley, within walking distance of Cloverlea Primary School and within the catchment area of Altrincham Boys' and Girls' Grammar School and Wellington School.

The property offers well proportioned family accommodation arranged over Two Floors extending to some 1025 sqft comprising of a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and Three Bedrooms served by a Family Bathroom to the First Floor.



Externally, there is a Driveway providing ample off road Parking and to the rear there is a South facing, larger than average lawned Garden with patio area.

Comprising: Canopied Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Stripped and stained floorboards. Built in meter cupboard. Picture rail surround.

Dining Room with uPVC double glazed bay window to the front elevation. Picture rail surround. Stripped and stained floorboards.

Extended Lounge with uPVC French doors overlooking and providing access to the good size Gardens to the rear. To the chimney breast there is a fireplace feature with tiled hearth. Picture rail surround.



Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, incorporating a breakfast bar area, inset into the worktops 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 double oven, five ring gas hob with extractor fan over and dishwasher. There is ample space for a fridge freezer, washing machine and dryer. Tiled floor. Windows to the side and rear elevations enjoying views over the Gardens and a door provides access to the same. Access to useful under stairs storage. Wall mounted gas central heating boiler housed within the units.

To the First Floor Landing there is access to Three Bedrooms and a stylish Family Bathroom. Double glazed uPVC window to the side elevation. Loft access point with pull down ladder.

Bedroom One is a Double Room with a uPVC double glazed bay window to the front elevation.

Bedroom Two is another Double Bedroom with uPVC double glazed window to the rear elevation enjoying views over the Gardens.

Bedroom Three is a Single Room with uPVC double glazed window to the front elevation.

The Bedrooms are served by the Family Bathroom fitted with a contemporary white suite and chrome fittings, comprising a double ended bath, separate walk in shower with dual shower attachments, wash hand basin with built in storage below and WC. Double glazed uPVC windows to the rear and side elevations. Chrome finish heated towel rail. Tiling to the walls and floor.



Externally, the property is approached via a paved Driveway providing ample off road Parking enclosed within timber fencing and brick walling.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the French doors from the Lounge. Beyond, the Garden is mainly laid to lawn with stocked borders and enclosed within timber fencing. The Garden is South West facing, therefore



- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1027 Sq. Feet  
= 95.4 Sq. Metres

