



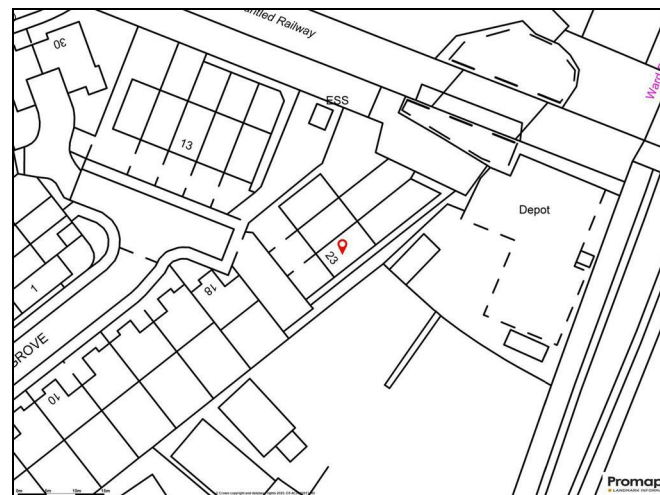
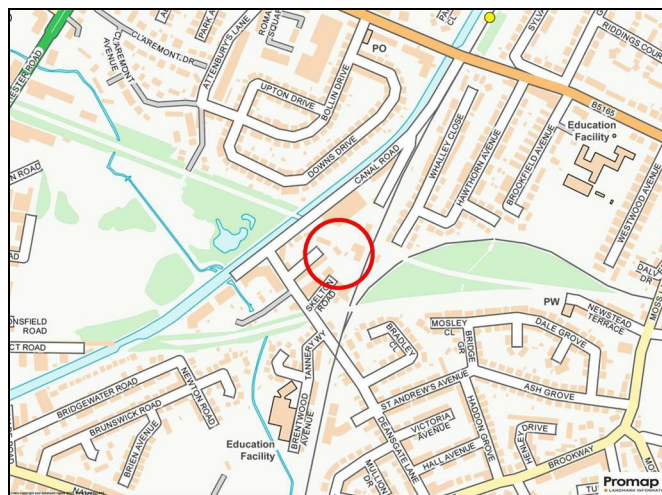
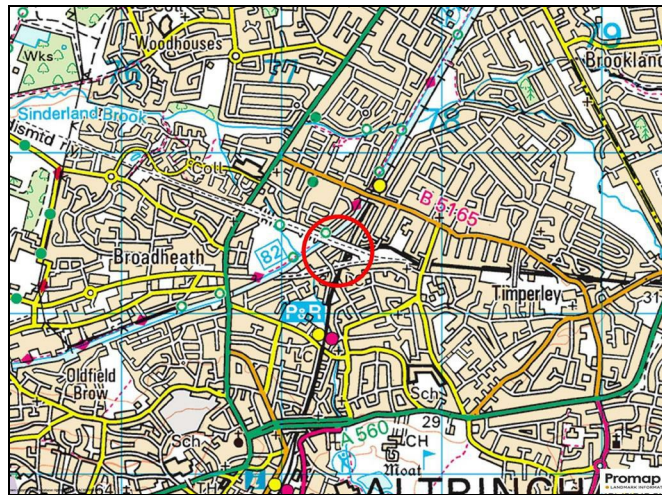
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INDEPENDENT ESTATE AGENTS

## 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		95
	(81-91) B		83
	(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

## 23 Meldrums Grove Timperley, Altrincham, WA14 1AF



A STYLISHLY PRESENTED MODERN END TERRACED PROPERTY POSITIONED ON A QUIET CUL-DE-SAC CLOSE TO EXCELLENT SCHOOLS, THE METROLINK, ALTRINCHAM AND TIMPERLEY CENTRES AND ENJOYING IDYLIC CANAL WALKS ON ITS DOORSTEP. 862SQFT.

Entrance Hall. WC. Lounge. Dining Kitchen. Three Bedrooms. Family Bathroom. Driveway. Garden. Home Office.

£369,950

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# in detail



A beautifully presented End Terraced property, positioned on a quiet cul-de-sac close to excellent schools, the Metrolink station and Timperley and Altrincham Centres, in addition to idyllic canal walks literally on its doorstep.

The stylish property is arranged over Two Floors with the accommodation extending to some 862 square feet providing a Hall, WC, Lounge and Dining Kitchen to the Ground Floor served by Three Bedrooms and a Family Bathroom to the First Floor.



Externally, there is a Driveway providing off road Parking for four cars and a sunny aspect delightful Garden to the rear with timber frame Home Office.

Comprising:

Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Panelled wall feature.

Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash hand basin with built in storage below and WC. Tiling to the walls. Opaque window to the front elevation.

Lounge with window to the front elevation. Access to useful under stairs storage.



Dining Kitchen with window and French doors overlooking and providing access to the garden to the rear. There is ample space for a dining table and chairs.

The Kitchen Area is fitted with an extensive range of contemporary base and eye level units with worktops over inset, into which is a stainless steel one and half bowl sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, four ring gas hob and extractor fan over, fridge, freezer, dishwasher and washer dryer. Wall mounted gas central heating boiler housed within the units.

To the First Floor Landing there is access to Three good sized Bedrooms and a Family Bathroom. Loft access point with pull down ladder to a boarded space. Panelled wall feature.

Bedroom One with window to the front elevation. Built in wardrobes provide excellent hanging and storage space.

Bedroom Two with window to the rear elevation overlooking the gardens.

Bedroom Three, currently utilised as a dressing room is a Single Room with fitted wardrobes. Window to the front elevation. Built in storage cupboard.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin and WC. Tiling to the walls. Opaque window to the rear elevation.



Externally, to the front there is a Driveway providing extensive off road Parking and a path leads to the front door.

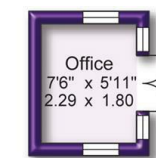
The Gardens to the rear are delightful with a paved patio area adjacent to the back of the house, accessed via French doors from the Dining Kitchen. Beyond, the Garden is laid to lawn with further paved patio area and enclosed within timber fencing. Water Tap. External power point.



Timber frame Home Office with light and power and windows and door overlook the gardens. An ideal work from home space.

A gate provides access to a right of way for wheelie bin access.

- Leasehold - 999 years from 1 January 2015  
- Council Tax Band C



Approx Gross Floor Area = 862 Sq. Feet  
(inc. Office) = 80.1 Sq. Metres  
Approx Gross Floor Area = 817 Sq. Feet  
(exc. Office) = 75.9 Sq. Metres

