



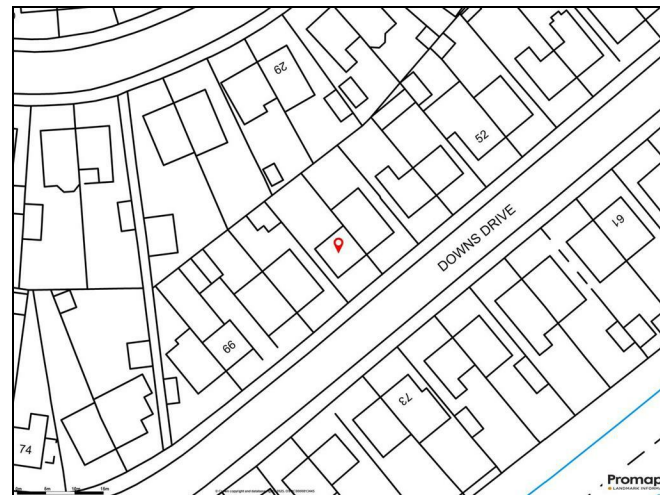
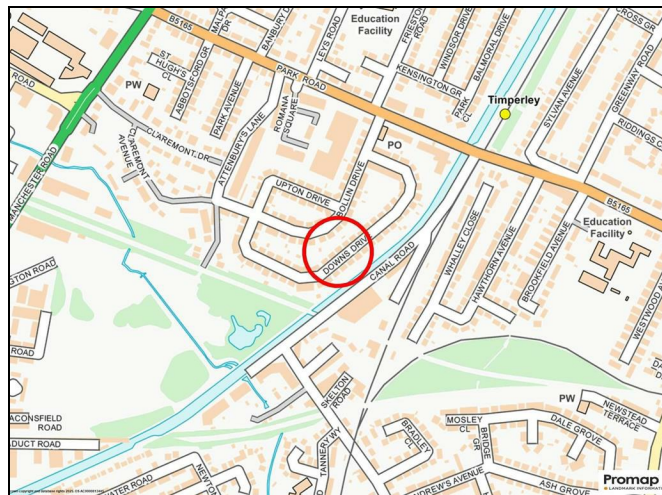
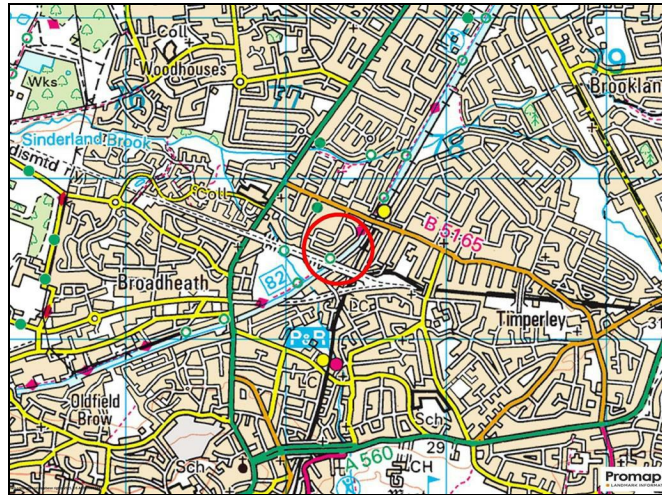
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INDEPENDENT ESTATE AGENTS

## 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 that 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

## 60 Downs Drive Timperley, Altrincham, WA14 5QT



A WELL PRESENTED, BAY FRONTED, SEMI DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD, WALKING DISTANCE TO LOCAL SCHOOLS, METROLINK AND CLOSE TO TIMPERLEY AND ALTRINCHAM CENTRES. 771 sq ft.

Enclosed Porch. Hall. Living and Dining Room. Kitchen. Three Bedrooms. Bathroom. Driveway. Garden. No Chain!

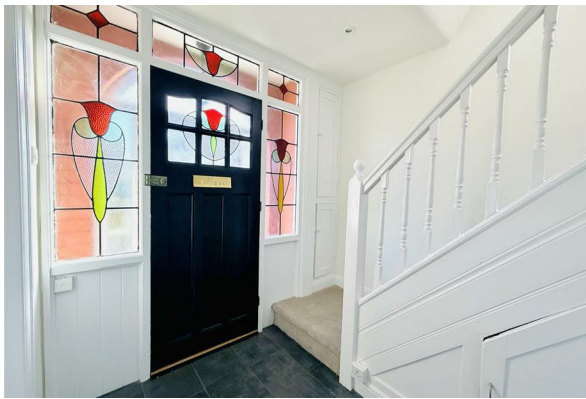
£400,000

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# in detail



A well presented Semi Detached family home located in this popular neighbourhood, within walking distance to the local shops, excellent schools and Timperley Metrolink Station as well as being close to Timperley Village and Altrincham Town Centre.

The property is arranged over Two Floors with the accommodation extending to some 771 square feet providing a Hall, Living and Dining Room and Kitchen to the Ground Floor and there are Three Bedrooms served by a Family Bathroom to the First Floor.



Externally, there is a Driveway providing off road Parking and well maintained Gardens to the front and rear.

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

Comprising:

Enclosed Porch. Entrance door with glazed and stained glass window feature. Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Built in meter cupboards. Tiled floor.

Double reception, Living and Dining Room enjoying a dual aspect with bay window to the front elevation and French doors overlook and provide access to the gardens to the rear. Gas living flame, coal effect fireplace to the chimney breast. Picture rail surround.

Kitchen fitted with a 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 splashback. Integrated appliances include a double oven, four ring gas hob with extractor fan over. There is space for additional Kitchen appliances. Windows to the side and rear elevations enjoying views over the rear gardens and a door provides access to the same. Useful understairs storage cupboard with wall mounted, gas central heating boiler. Tiled floor.

To the First Floor Landing, there is access to Three Bedrooms served by a Family Bathroom. Loft access point with pull down ladder.

Bedroom One with angled bay window to the front elevation. Built in wardrobes along one wall provide excellent hanging and storage space.

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

Bedroom Three with window to the front elevation.

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



Externally, there is a paved Driveway providing off road parking and a lawned Garden frontage with stocked borders.

To the rear, there is a paved patio area adjacent to the back of the house accessed via French doors from the Living and Dining Room. Beyond, the Garden is laid to lawn with stocked borders and enclosed within timber fencing. Detached timber shed.



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

- Freehold
- Council Tax C

Approx Gross Floor Area = 771 Sq. Feet  
= 71.6 Sq. Metres

