



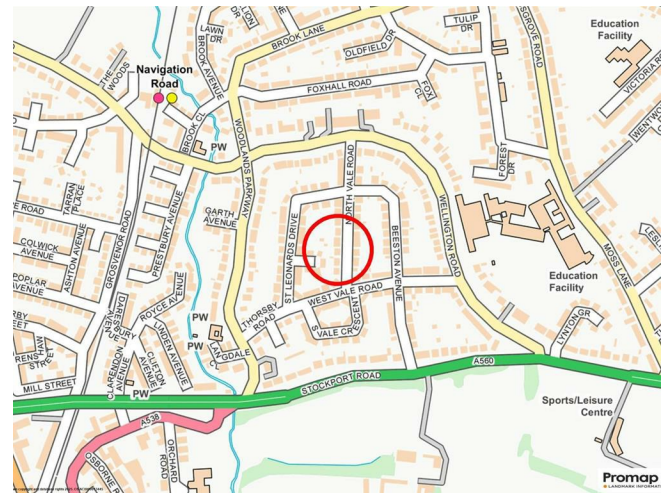
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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

32 North Vale Road Timperley, Altrincham, WA15 7RR



A WELL PRESENTED, TRADITIONAL BAY FRONTED, SEMI DETACHED FAMILY HOME WITH SUNNY ASPECT GARDEN, LOCATED IN THIS POPULAR NEIGHBOURHOOD WITHIN WALKING DISTANCE OF EXCELLENT LOCAL SCHOOLS, THE METROLINK AND TIMPERLEY AND ALTRINCHAM CENTRES. 1218 SQFT.

PORCH. HALL. LOUNGE. DINING ROOM. KITCHEN. THREE BEDROOMS. BATHROOM. DRIVEWAY. GARDEN ROOM. WEST FACING GARDENS.

£500,000

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in detail



A superbly proportioned, traditional, bay fronted Semi Detached Family Home located in this highly popular neighbourhood, within walking distance to excellent local schools, Metrolink and Altrincham Town Centre and Timperley Village.

The well presented property is arranged over Two Floors with the accommodation extending to some 1218 sq ft providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Family Bathroom to the First Floor.

A particular feature, is the Detached Garden Room with Garden Store used by the current vendors as a Home Office and Gym with French doors overlooking the Gardens.

Externally, there is a Driveway providing off road parking and to the rear, a lawned Garden with patio area enjoying a West facing, therefore sunny aspect.

Comprising:
Enclosed Porch with double glazed uPVC frame French doors. Tiled floor.

Entrance Hall with spindle balustrade staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation. Picture rail surround.

Lounge with bay window to the front elevation. Picture rail surround. Coved ceiling.

Dining Room with French doors and windows overlooking and providing access to the Gardens to the rear. Impressive cast iron fireplace feature to the chimney breast. Picture rail surround.

Kitchen fitted with an extensive range of white high gloss base and eye level units with worktops over, inset into which, is a stainless steel one and a half bowl sink and drainer unit. Integrated appliances include a stainless steel oven, four ring gas hob and extractor fan over. There is space for additional kitchen appliances. Wall mounted, gas central heating boiler housed within the units. Double glazed uPVC frame window to the rear elevation enjoying views over the Gardens and a door provides access to the side 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. Opaque double glazed uPVC frame window to the side elevation. Picture rail surround.

Bedroom One with double glazed uPVC frame bay window to the front elevation. Picture rail surround.

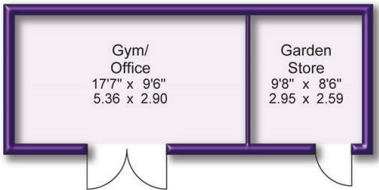
Bedroom Two with double glazed uPVC frame bay window enjoying views over the Gardens to the rear. Picture rail surround. Loft access point.

Bedroom Three with double glazed uPVC frame window to the front elevation. Picture rail surround.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings providing a bath with electric shower over and glazed screen, wash hand basin with built in storage below, WC and built in storage cupboards. Tiling to the walls. Tiled floor. Two opaque double glazed uPVC frame windows to the side elevation.

Externally, there is a paved Driveway providing off road parking and a stocked border. Gate access leads to the side Driveway and Gardens to the rear.

To the rear, there is a paved patio area adjacent to the back of the house accessed via the French doors from the Dining Room. Beyond the Garden is laid to lawn with well stocked borders and enclosed within timber fencing. The Garden is west facing, therefore enjoys a sunny aspect throughout the day.



Approx Gross Floor Area = 1218 Sq. Feet
(inc. Outbuildings) = 113.2 Sq. Metres
Approx Gross Floor Area = 962 Sq. Feet
(exc. Outbuildings) = 89.4 Sq. Metres

