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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 14 Wood Lane

Timperley, Altrincham, WA15 7QB



£825,000

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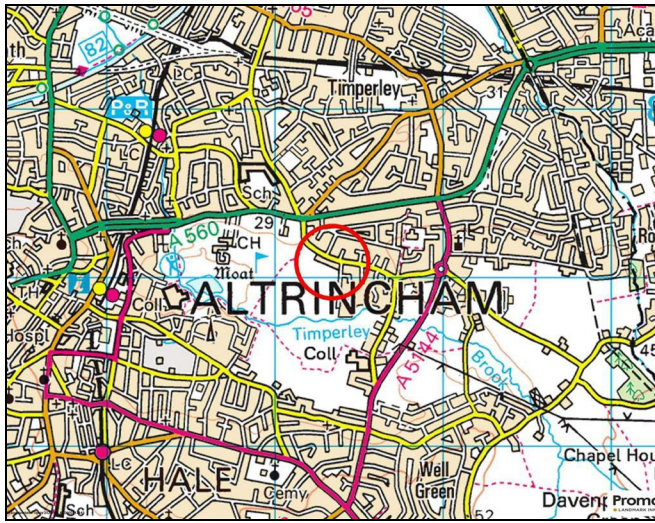
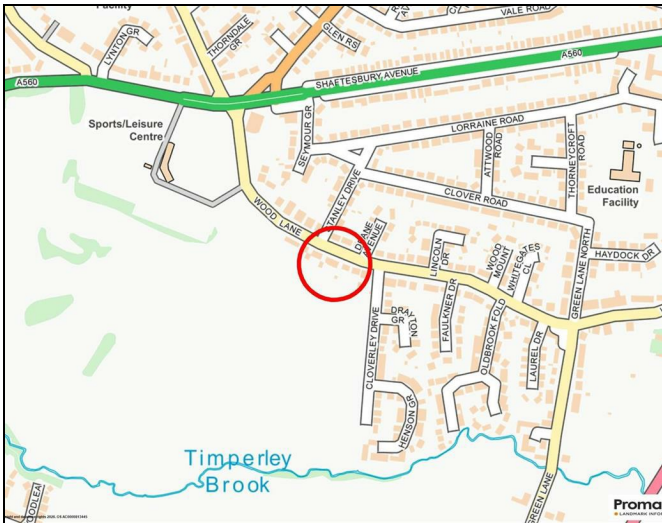
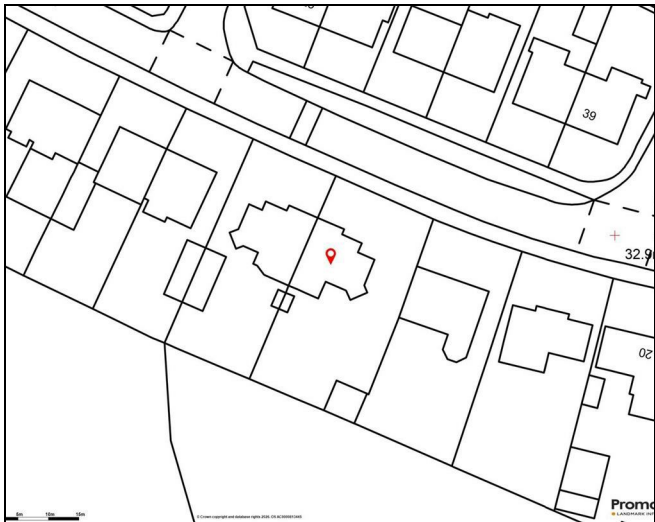
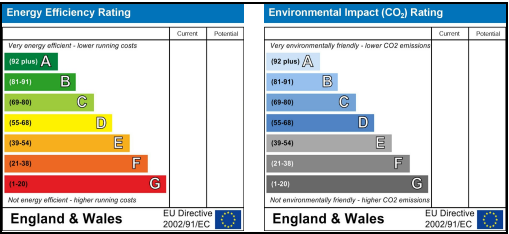
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# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A DISTINCTIVE PERIOD SEMI-DETACHED FAMILY HOME, STANDING ON A GENEROUS, MATURE GARDEN PLOT BACKING ONTO ALTRINCHAM GOLF COURSE, IN A DESIRABLE LOCATION IDEAL FOR CLOVERLEA AND WELLINGTON SCHOOLS. 1994SQFT.

Hall. Lounge. Living and Dining Room. Morning Room. Kitchen. Conservatory Day Room. Four good sized Bedrooms. Dressing Room. Family Bathroom. Extensive Parking. Driveway Superb Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures or services and so cannot verify 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.



# in detail

A beautiful Period Semi Detached family home, built in 1907 and being one of a collection of distinctive houses, standing on a superbly sized mature Garden plot, backing onto the fairways of Altrincham Golf Course. Notably, the original builder resided at Number 14, retaining the property on this substantial plot for his own occupation—an indication of the quality and prestige of the original design.

Situated on Wood Lane, the property is conveniently located within walking distance of local shops, Cloverlea Primary School and Wellington Secondary School.

The property has been in the same family ownership for many years and is now offered for sale for the first time since 1978, and has been cared for during their long period of ownership, but now offers the opportunity for an incoming purchaser to update and improve to their own specification.

As it stands, the property has beautifully proportioned rooms throughout, with accommodation extending to approximately 1,994 square feet and has attractive character features retained to include high corniced ceilings, attractive original or reproduction windows with some stained glass window features and an impressive staircase rising from the Ground Floor.

The property offers Two well proportioned Reception Rooms to the Ground Floor arranged off a particularly spacious Hall.

The Lounge has a bay window to the front and the Living and Dining room features a corner bay window overlooking the gardens. A Morning Room for day to day family dining leads into the Kitchen and a Conservatory Garden Room.

There are Four superbly sized Bedrooms to the First Floor in addition to a Dressing Room all served by the spacious Family Bathroom.

The property offers obvious potential to extend further including potentially a Loft Conversion subject to any necessary consents.

Externally, the property stands on a fantastic Garden plot and has a long Driveway. To the far end of the garden sits a former double garage, now offering an incoming purchaser a clear opportunity for removal to further enhance and extend the garden space.

The Gardens enjoy excellent mature screening to all sides, with the rear having a large path and patio area returning across the whole of the back of the house. Beyond, the Garden is laid to lawn with mature trees within the boundaries of this and neighbouring properties and the golf course providing a most attractive outlook and privacy.

This is a really special family home of enormous charm and character that is ready for its next custodian

- Freehold
- Council Tax Band G

