



4 LEIGHS COTTAGES WELLFIELD LANE TIMPERLEY



Occupying a delightful, semi-rural location, a well-presented three storey Victorian semi detached cottage sitting in beautifully proportioned gardens overlooking open fields to the front and rear.

Accommodation in brief comprises two principal living rooms, good sized breakfast kitchen. At first floor level are two bedrooms, a study and a bathroom.

Completing the accommodation is a third storey loft room being used as occasional double bedroom/playroom.

Externally are beautifully proportioned gardens with a fabulous semi rural aspect opening onto farmland, off road parking to the front and secure gated parking to the side.

Positioned within easy striking distance of both Hale and Altrincham. Hale's fashionable village lies within five to ten minutes drive as does Altrincham with its busy market town centre and Metro system into Manchester. Hale Barns newly developed shopping centre with Booths Super Market also within five minutes drive, the urban motorway network and International Airport are also on hand. Combining a superb semi rural location with access to all amenities right on the doorstep.

DIRECTIONS

Proceed up Hale Road towards Hale Barns at the traffic lights turn right onto Delahays Road and right at the next of traffic lights onto Grove Lane, turn left onto Wellfield Lane and the cottage will be found on the left after a short distance.

GROUND FLOOR

PORCH

KITCHEN 15'11" x 12'5" (4.84 x 3.79)

DINING ROOM 13'0" x 10'10" (3.97 x 3.30)

LIVING ROOM 13'0" x 11'11" (3.97 x 3.64)

FIRST FLOOR & LANDING

MASTER BEDROOM 13'0" x 11'11" (3.96 x 3.64)

BEDROOM TWO 8'8" x 7'1" (2.64 x 2.15)

BATHROOM 10'11" x 7'5" (3.33 x 2.25)

SECOND FLOOR

LOFT ROOM 12'2" x 11'9" (3.72 x 3.57)



SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'D'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

