



**De Quincey Road, West Timperley, Altrincham,  
WA14**

**Offers in excess of:  
£600,000**

# De Quincey Road, West Timperley, Altrincham, WA14

**\*\* VIDEO TOUR AVAILABLE \*\*** This fantastic DETACHED HOME is in a prime location close to an abundance of amenities such as the Metrolink, motorway networks, De Quincey Park and zoned for outstanding schooling making this an ideal family home.

You approach this beautiful home via a gated driveway providing ample off road parking for several cars, there is also an integral garage with double doors.

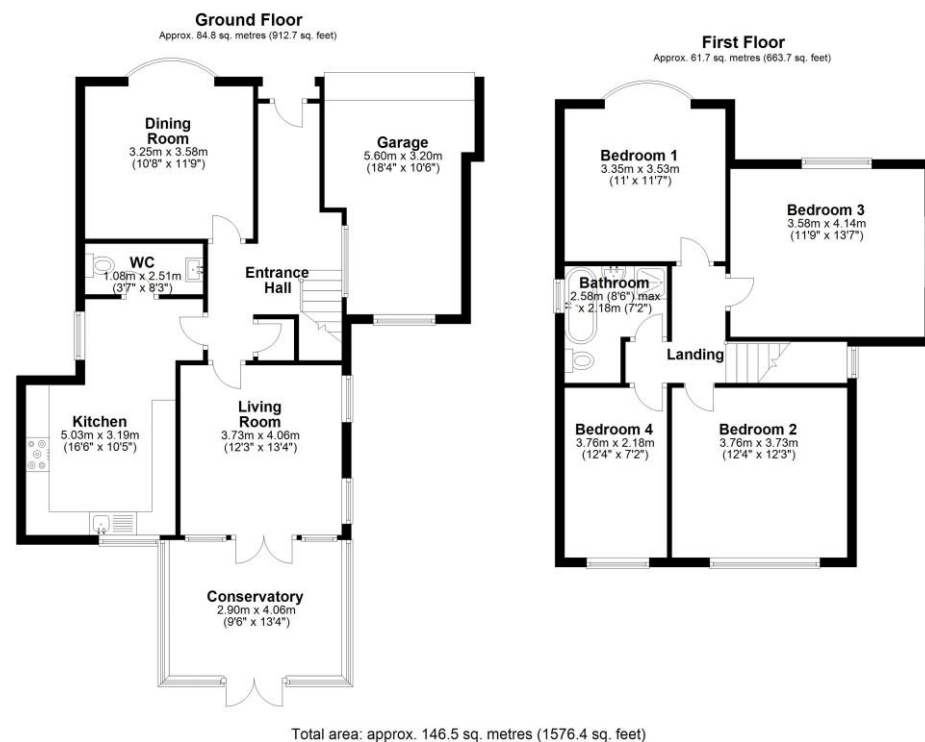
As you enter the home you are greeted by a generous size entrance hallway which provides access to the ground floor living and internal access into the integral garage. A dining room can be found to the front of the ground floor with large bay window overlooking the park opposite, a feature ornate fire surround provides a beautiful focal point to this room. The living room is located to the rear and is fitted with a stunning inglenook fireplace, windows to either side of an ornate surround with log burner inset. Patio doors lead into a conservatory which provides access to the rear garden and a bright space to relax with full glass roof allowing heaps of natural light to flood both the conservatory and living room.

The kitchen is fitted with a modern range of base and eye level units with granite worksurfaces over and space for appliances. There is also the added benefit of a downstairs WC. The garage is where the properties boiler is and offers power and light.

The first floor reveals FOUR DOUBLE bedrooms all fitted with a range of integral wardrobes. The main bathroom offers a four piece suite with free standing bath, walk in shower and WC.

Externally to the rear there is a fantastic size South facing garden, a large patio area offers a fantastic space for entertaining whilst the majority is laid to lawn with mature borders.

A viewing of this beautiful home is highly recommended.



- Freehold
- Council Tax Band E
- EPC Grade D





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>79</b>
(55-68)	<b>D</b>	<b>66</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.