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

WATERSONS WATERSONS

INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

WATERSONS

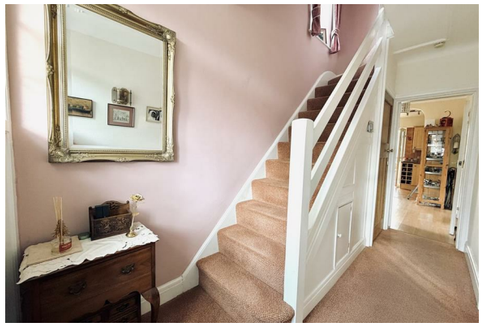
INDEPENDENT ESTATE AGENTS

8 Curzon Drive

Timperley, Altrincham, WA15 7SY

£625,000

www.watersons.net



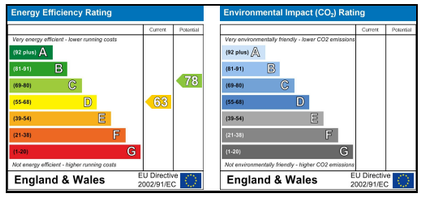
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

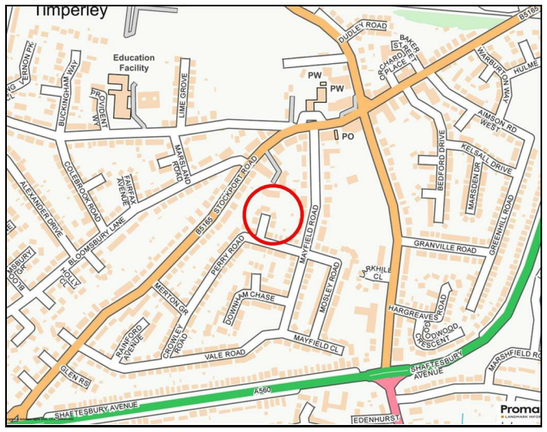
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

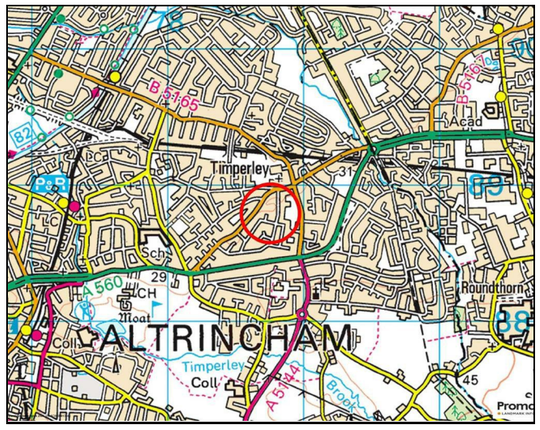
WATERSONS
INDEPENDENT ESTATE AGENTS

energy efficiency

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







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.

overview

A well presented and extended traditional bay fronted Semi Detached family home enjoying an impressive 0.2 acre plot on a quiet cul-de-sac, within walking distance of Timperley Village, excellent schools and the Metrolink. 1706sqft

Hall. WC. Lounge. Family Room. Dining Room. Kitchen. Conservatory. Four Bedrooms. Bathroom. Separate WC. Driveway. Detached Garage. Superb sized Garden.

in detail

A superb opportunity to purchase an extended traditional, bay fronted Semi Detached family home, enjoying an impressive 0.2 acre plot, located in this quiet cul-de-sac just off Perry Road, within walking distance of Timperley Village and excellent local schools, as well as being close to the Metrolink and Altrincham Town Centre.

The well presented property extends to some 1706 square feet and provides a Hall, WC, Lounge, Family Room, Dining Room and Kitchen to the Ground Floor and there are Four Bedrooms served by a Bathroom and Separate WC to the First Floor.

Externally, there is a Driveway providing off road Parking and to the rear, substantial Gardens, laid to lawn with well stocked borders and enclosed within timber fencing.

Comprising:

Enclosed Porch. Entrance Hall with staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation

Ground Floor WC fitted with a white suite and chrome fittings, providing a wash hand basin and WC. Opaque window to the side elevation.

Family Room with bay window to the front elevation. Picture rail surround.

Extended Lounge with exposed brick chimney breast feature. Gas living flame, coal effect fireplace. Doors and windows overlook and provide access to the delightful gardens to the rear. Dado rail surround.

Dining Room enjoying a dual aspect with windows to the front and side elevations.

Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated fridge, freezer and dishwasher. There is space for a Range cooker and washing machine which may be available to an incoming purchaser subject to a separate negotiation. Wall mounted, gas central heating boiler. A door provides access to the front of the property.

Conservatory with vaulted ceiling with doors and windows overlooking and providing access to the extensive gardens to the rear.

To the First Floor Landing, there is access to Four Bedrooms served by a Bathroom and Separate WC. Opaque window to the side elevation.

Bedroom One with wide window enjoying views over the delightful gardens to the rear. Built in wardrobes providing ample hanging and storage space.

Bedroom Two with bay window to the front elevation. Picture rail surround.

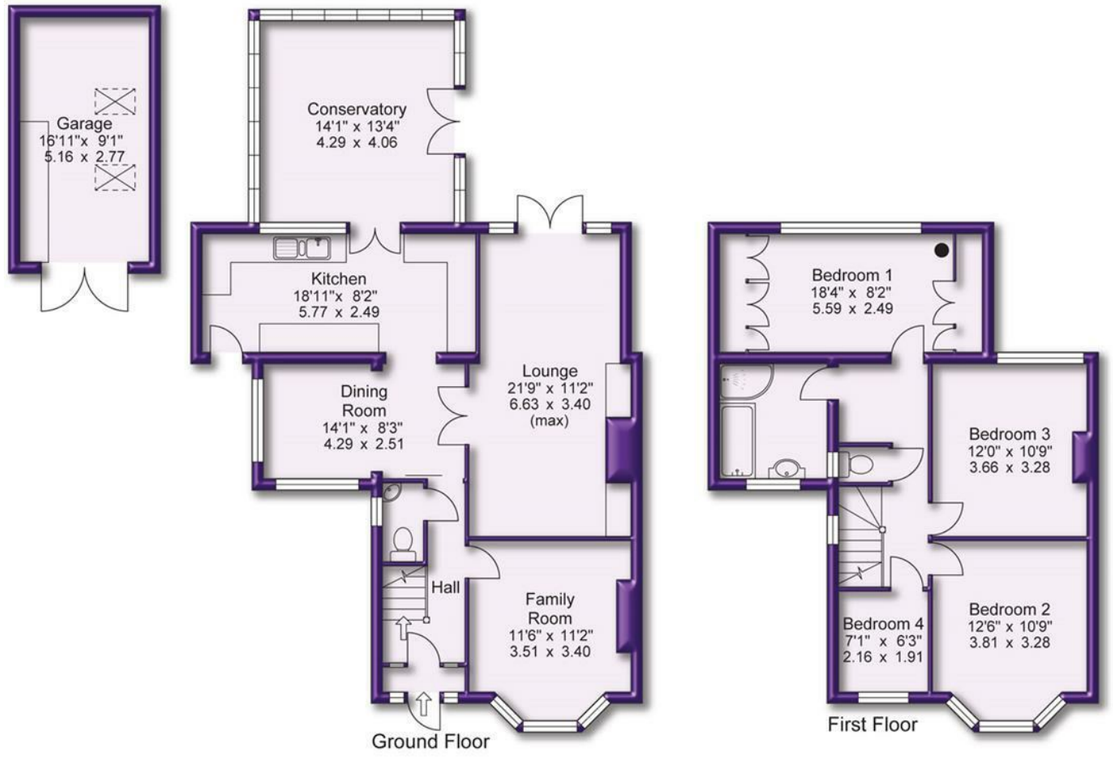
Bedroom Three with window to the rear enjoying views over the delightful gardens. Picture rail surround. Loft access point with pull down ladders to a boarded storage space.

Bedroom Four with window to the front elevation. Picture rail surround.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath, separate enclosed shower cubicle with thermostatic shower and wash hand basin with built in storage below. Extensive tiling to the walls. Opaque window to the front elevation.

Externally, there is a Driveway providing off road parking and a low maintenance Garden frontage.

To the rear, there is a substantial sized Garden with a decked patio area adjacent to the back of the house, accessed via doors from the Lounge and Conservatory. Beyond, the Garden is laid mainly to lawn with well-stocked borders featuring a variety of plants, shrubs and trees, all enclosed within timber fencing. Additionally there is a useful potting shed and tool shed and a Detached Garage.

- Leasehold - 999 years from 23.6.1939
- Council Tax Band E

Approx Gross Floor Area = 1706 Sq. Feet
= 158.6 Sq. Metres