



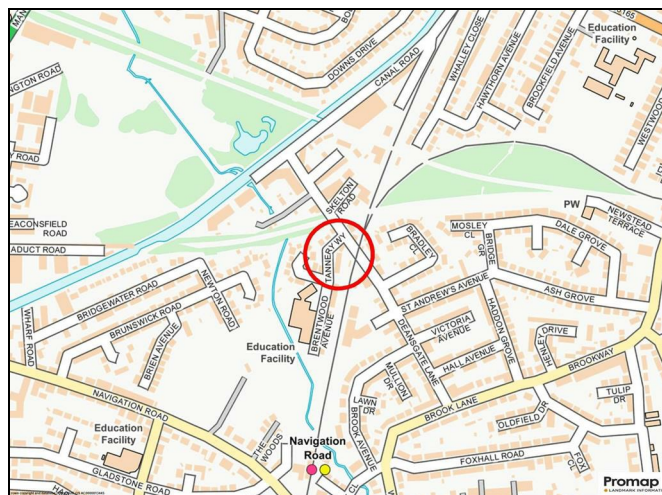
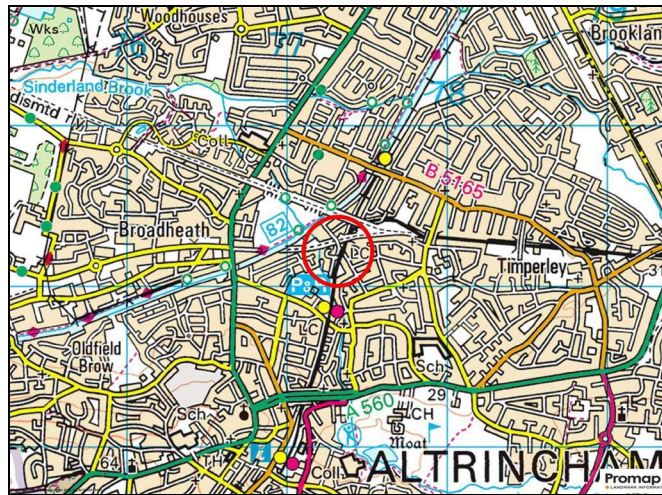
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INDEPENDENT ESTATE AGENTS

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



INDEPENDENT ESTATE AGENTS

# 9 Tannery Way Timperley, Altrincham, WA14 1ST



**AN IMMACULATELY PRESENTED AND EXCELLENT VALUE FOR MONEY, MODERN END MEWS WITH GOOD SIZE GARDEN WALKING DISTANCE TO SCHOOLS, CANAL WALKS AND METRO. 600 sq ft.**

**Entrance Vestibule. Lounge. Dining Kitchen. Two Double Bedrooms. Bathroom. Driveway. Gardens. No Chain.**

**£300,000**

# in detail



An immaculately presented and excellent value for money modern End Terrace property enjoying a cul de sac location, within reasonable walking distance of both Navigation Station and Park Road Metrolink stations, local schools and close to Timperley and Altrincham centres.

The property is arranged over Two Floors with the accommodation extending to some 600 sq ft providing an Entrance Vestibule, Lounge and Dining Kitchen to the Ground Floor and Two Double Bedrooms and a Bathroom to the First Floor.



Externally, there is a Driveway providing off road parking for two cars to the front and a good size Garden to the rear with patio areas.

This property is offered for sale with no chain and ready to move into with the minimum of fuss.

Comprising:

Canopy Porch. Entrance Vestibule with staircase rising to the First Floor landing.

Lounge with deep ledge bay window to the front elevation. Additional window to the side elevation.



Dining Kitchen with window and door overlooking and giving access to the Gardens to the rear, divided into natural Dining and working Kitchen areas by way of a central opening.

Kitchen fitted with a range of white high gloss finish base and eye level units with worktops over with inset one and half bowl sink and drainer unit. Integrated appliances include a stainless steel oven, four ring gas hob and extractor fan. There is space and plumbing for additional appliances.

To the First Floor landing there is access to Two Double Bedrooms and a Bathroom.

Bedroom One with window to the front elevation. Built in wardrobes and a useful airing cupboard provide excellent hanging and storage space.

Bedroom Two with window to the rear elevation.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings providing a bath with shower attachment over, wash hand basin and WC. Tiling to the walls and floor. Opaque window to the rear elevation.

Externally, the front of the property is approached via a Driveway providing ample Off Street Parking for two vehicles. The property enjoys a Garden frontage which is laid to lawn.



A path leads down the side of the property and through a gate to the Rear Garden. This is of an excellent size for this style of property, having a paved patio area running across the back of the house, accessed via the Dining Kitchen. Beyond this, there is a lawned garden and additional paved patio area enclosed with timber fencing.



This property is offered for sale with no chain and ready to move into with the minimum of fuss.

LEASHOLD  
- 999 YEAR LEASE FROM 1993 - 2992  
- 966 YEARS REMAIN  
COUNCIL TAX BAND - B

Approx Gross Floor Area = 598 Sq. Feet  
= 55.43 Sq. Metres

