



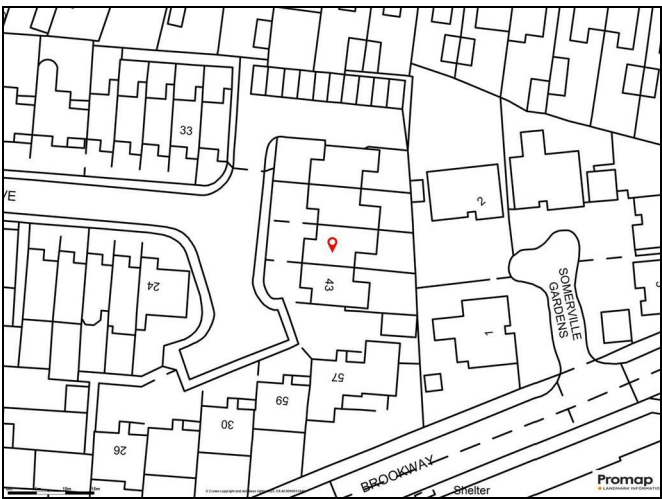
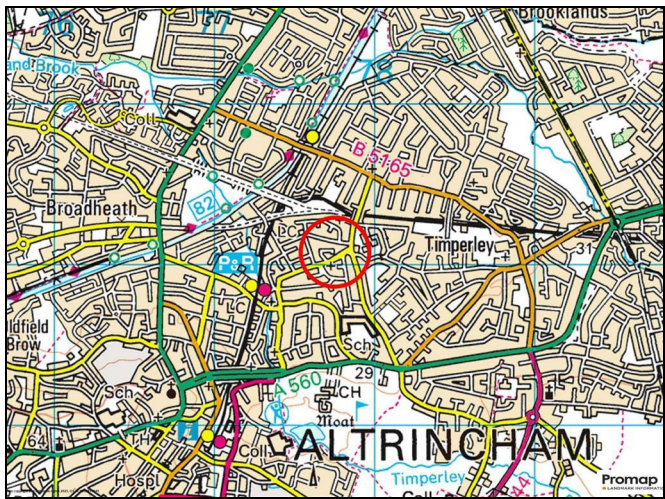
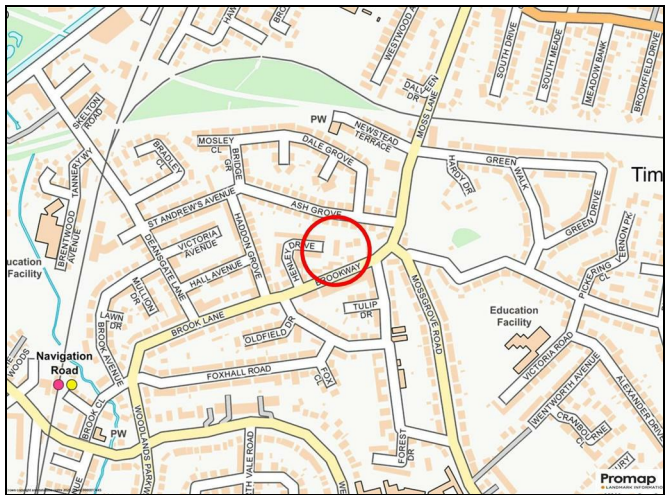
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INDEPENDENT ESTATE AGENTS

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



WATERSONS

INDEPENDENT ESTATE AGENTS

41 Henley Drive Timperley, Altrincham, WA15 6RY



AN OPPORTUNITY TO PURCHASE A MODERN TERRACED PROPERTY WITH DRIVEWAY AND SUNNY ASPECT GARDEN, WELL LOCATED FOR TIMPERLEY VILLAGE AND METROLINK. 1191sqft.

Entrance Vestibule. Hall. Living/Dining Room. Conservatory. Breakfast Kitchen. Three Bedrooms. Family Bathroom. Driveway. Converted Garage/Utility Room. Gardens. No Chain.

£430,000

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in detail



An opportunity to purchase a spacious Terraced property located on this quiet cul-de-sac within walking distance to local Schools, shops, the Metrolink and Timperley Village.

The property is well presented throughout and offers superbly proportioned rooms arranged over Two Floors extending to some 1191 square feet, providing an Entrance Vestibule, Living/Dining Room, Conservatory and Breakfast Kitchen to the Ground Floor, in addition to a converted Garage/Utility Room. There are Three Double Bedrooms and a Family Bathroom.



Externally, there is a paved Driveway providing off road Parking and to the rear there is a paved Garden with stocked borders and the Garden enjoys a sunny aspect.

This property is offered for sale with No Chain.

Comprising:

Entrance Vestibule with door providing access to the Ground Floor living accommodation. Built in cloaks and storage.

250 square foot Living and Dining Room with window to the front elevation. Sliding patio doors lead to the Conservatory. A staircase rises to the First Floor Landing.

Conservatory with vaulted ceiling with doors and windows enjoying views over and providing access to the garden to the rear.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, returning to a breakfast bar. Integrated oven, hob and extractor fan and there is space for additional appliances. Window to the rear elevation enjoying views over the garden. Courtesy door to the:

Converted Garage/Utility Room with door and window to the front.

To the First Floor Landing there is access to Three Bedrooms served by the Family Bathroom. Loft access point.

Bedroom One with window to the rear elevation enjoying views over the gardens.

Bedroom Two with window to the rear elevation enjoying views over the gardens. Built in wardrobe.

Bedroom Three with window to the front elevation. Access to useful storage cupboard.

The Bedrooms are served by a Family Bathroom fitted with a white suite, providing a bath, separate enclosed shower cubicle, wash hand basin with toiletry cupboard below and WC. Window to the front elevation. Ladder radiator.



Externally, the property is approached via a paved Driveway providing off road Parking.

To the rear, the Garden is mainly paved with well stocked borders and accessed via the French doors from the Conservatory.

The Garden is enclosed within timber fencing and enjoys a sunny aspect.



This property is offered for sale with No Chain.

- Leasehold - 999 years from 19 August 1968
- Council Tax Band C

Approx Gross Floor Area = 1141 Sq. Feet
= 106.1 Sq. Metres

