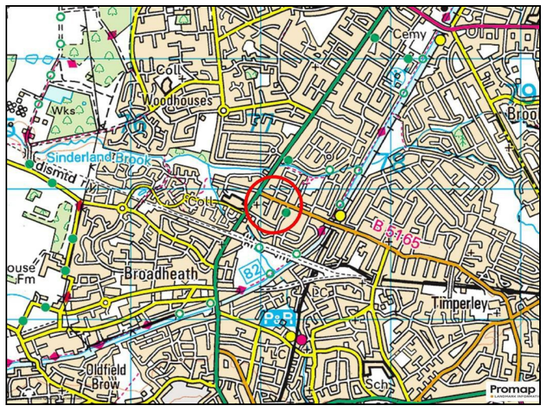
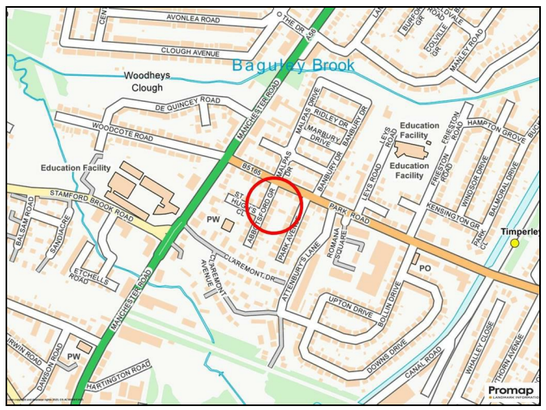
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WATERSONS
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location

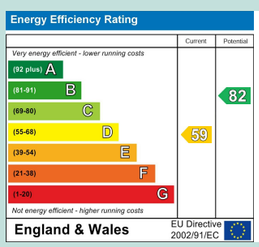


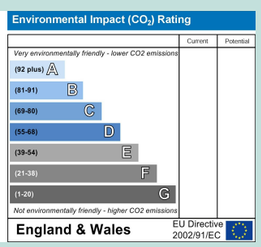




energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





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.

WATERSONS
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3 Abbotsford Grove

Timperley, Altrincham, Cheshire, WA14 5AZ



A SUPERBLY PROPORTIONED PERIOD SEMI DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO EXCELLENT SCHOOLS AND THE METROLINK. 1653 sqft.

Hall. WC. Dining Room. Lounge. Kitchen. Four Bedrooms. Shower Room. Driveway. Lovely, enclosed Garden. Cellars. No Chain!

£550,000

www.watersons.net

in detail









A superbly proportioned, period Semi Detached family home located on this popular cul-de-sac just off Park Road in Timperley, within walking distance of the Metrolink and excellent local Schools, including St Hugh's, Park Road Academy and Heyes Lane.

The property offers well-proportioned rooms throughout and provides a Hall, WC, Dining Room. Lounge and Kitchen to the Ground Floor and Four Bedrooms served by the spacious Shower Room to the First Floor.







There are useful Cellars which provide the opportunity to convert, subject to any necessary consents.

Comprising:

Spacious Hallway with WC off.

Lounge with bay window to the front elevation. Attractive fireplace feature to the chimney breast. Opening into the:

Dining Room with French doors onto a decked patio.

The Kitchen is fitted with an extensive range of base and eye level units with integrated appliances including a stainless steel Range cooker, fridge, freezer, dishwasher and washing machine.

To the First Floor are Four Bedrooms and the Shower Room.

Bedroom One. A superbly sized Double Bedroom with a window overlooking the rear garden. Attractive fireplace feature.

Bedroom Two is another good sized Double Bedroom with a window to the front. Attractive fireplace feature.

Bedroom Three with a window to the front.

Bedroom Four with a window to the side elevation.

Shower Room fitted with a white suite and chrome fittings, providing a separate shower cubicle, wall hung wash hand basin and WC. Window to the rear.

Lovely enclosed rear garden with raised decked patio.

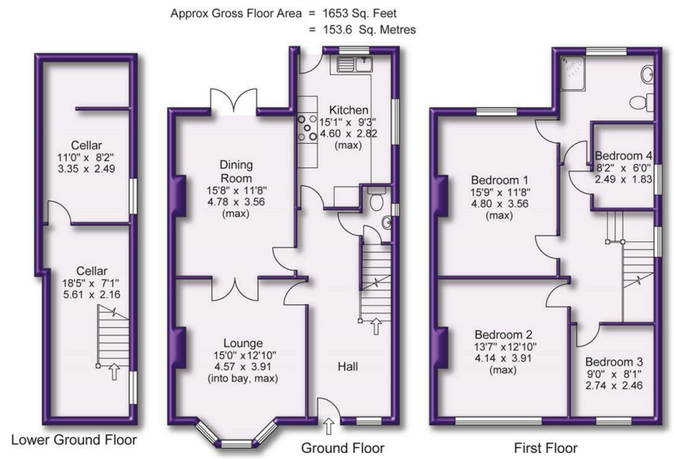
A superb family home in a great location.

- Freehold
- Council Tax Band E









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