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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 1b Brookfield Avenue

Timperley, Altrincham, Cheshire, WA15 6TH



£650,000

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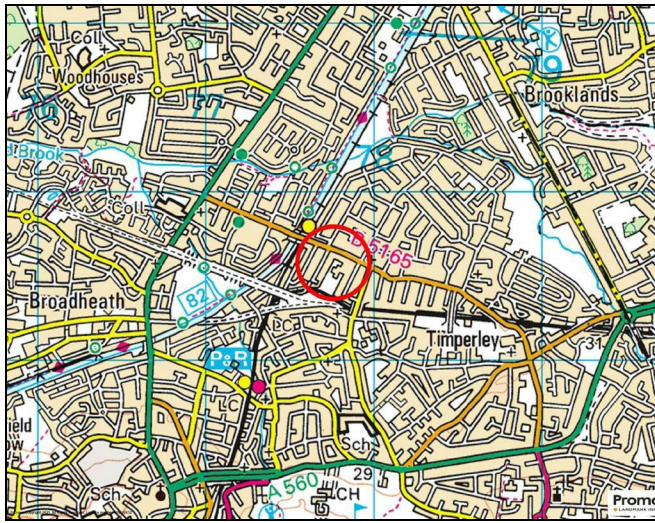
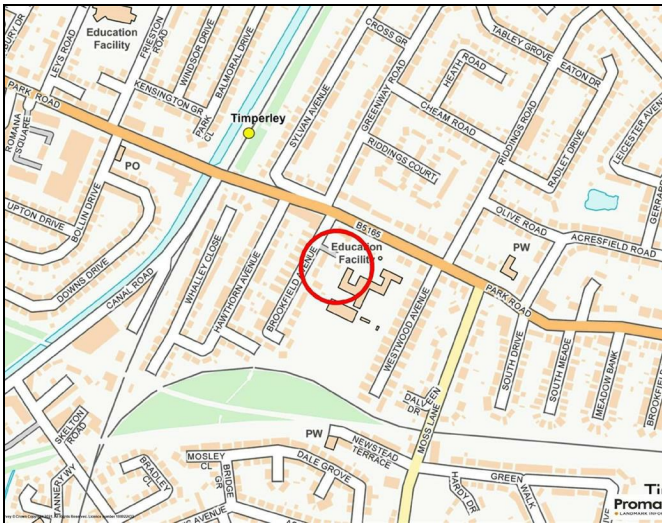
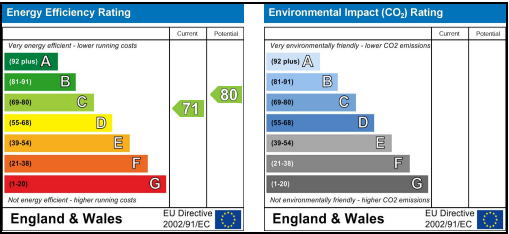
**W**  
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# energy efficiency

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



# overview

A DECEPTIVELY SPACIOUS SWEDISH DESIGNED ECO BUNGALOW ARRANGED OVER TWO FLOORS WITH SUPERBLY SIZED SUNNY ASPECT GARDEN WALKING DISTANCE TO TIMPERLEY METROLINK. 2060sqft.

Hall. Three Receptions. Breakfast Kitchen. Utility/WC. Four Double Bedrooms. Three Bath/Showers. Driveway. Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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.

# in detail

A rare opportunity to acquire this unique Swedish designed Eco bungalow set in a private and peaceful location close to excellent schools, shops, Timperley Metrolink Station and close to both Altrincham and Timperley centres.

The highly insulated, environmentally friendly property has solar panels, which generate income and provide free energy during the daytime hours. In addition, all the main house windows and doors (apart from the porch) are triple glazed.

The house is arranged over Two Floors with extensive and versatile accommodation to some 2060 square feet, providing a blank canvas for the new owner to arrange it to suit their needs. As well as a Lounge, Dining room, Breakfast Kitchen and Two bedrooms served by Two Bath Shower Rooms to the Ground Floor, there is a very large Family Room/Games Room, Utility, Two Double Bedrooms and a Bathroom to the Lower Ground floor.

Externally, there is a Driveway providing off road Parking and a superbly sized South West facing lawned Garden with small orchard to the rear. The garden could provide space for a substantial garden room/home office subject to any necessary planning consents.

Comprising:

Enclosed Porch with windows and door to the front elevation. Spacious Entrance Hall with spindle balustrade staircase descending to the Lower Ground Floor. Built in Cloaks.

Lounge with French doors and windows overlooking and providing access to the rear Gardens.

Double Glazed doors lead to the Dining Room with a window and door enjoying views over the rear Gardens.

Breakfast Kitchen fitted with a range of base and eye level units with concealed lighting and worktops over, inset into which is a stainless steel double sink and drainer unit. Integrated appliances include a stainless steel oven, four ring hob and extractor fan over. There is space and plumbing for additional appliances. Door to the side elevation. Wood flooring.

Principal Bedroom One with window to the front elevation. This room enjoys an En Suite Shower Room fitted with a coloured suite providing a walk in wet room style shower, wash hand basin and WC. Opaque window to the front elevation. Extensive tiling to the walls and floor.

Bedroom Two with window to the front elevation.

The Bedrooms are served by Family Bathroom fitted with a modern white suite and gold fittings providing a bath with thermostatic shower over, wash hand basin and WC. Window to side elevation. Tiling to the walls.

To the Lower Ground Floor there is a Family Room, Utility, WC and Two Double Bedrooms, one being served by a Bathroom.

Family Room/Games Room. A flexible and versatile room, ideal for a number of uses such as a home gym, cinema room or home office, with two windows to the side elevation and a door provides access to the same. This room has tiled floor. Coved ceiling.

Utility Room fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Window to side elevation. Tiled floor.

WC fitted with a white suite providing a sink and WC. Tiled floor.

Bedroom Three with window to the front elevation.

This Bedroom is served by a Bathroom fitted with a coloured suite providing a bath with electric shower over, dual wash hand basins and WC. Extensive tiling to the walls and floor.

Bedroom Four with windows to the rear elevation. Coved ceiling.

Externally, there is a paved Driveway providing off road Parking.

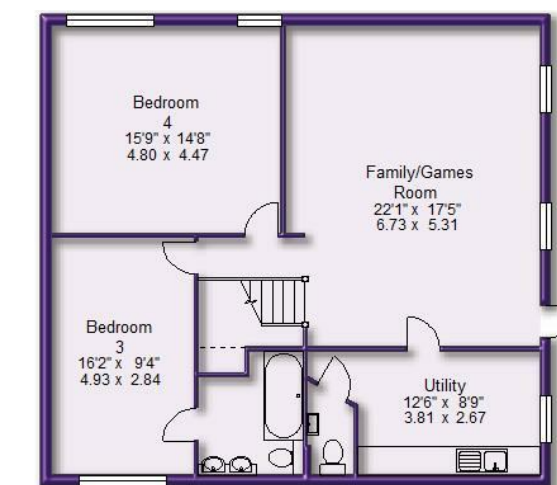
To the rear, are the superb Gardens providing a decked patio area adjacent to the back of the house, accessed via doors from the Lounge and Dining Room. Beyond the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing. The Garden enjoys a South West facing aspect.

This property is offered for sale no chain.

AGENTS NOTE:

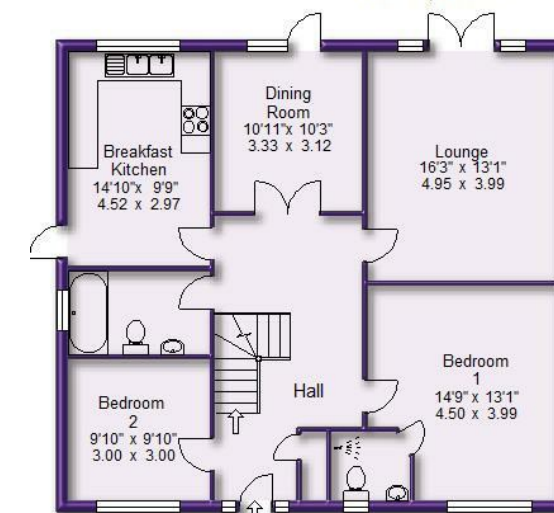
The property has benefitted from structural improvement works and a certificate of structural adequacy is available on request.

- Freehold
- Council Tax band E



First Floor

Approx Gross Floor Area = 2060 Sq. Feet  
= 190.96 Sq. Metres



Ground Floor