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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 5 Henson Grove

Timperley, Altrincham, WA15 7QA



£850,000

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## energy efficiency

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

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	
(92-100) <b>A</b>		(82-91) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(19-34) <b>E</b>	
(21-38) <b>F</b>		(11-18) <b>F</b>	
(1-20) <b>G</b>		(1-10) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



# Overview

A SUPERBLY PROPORTIONED, COMPREHENSIVELY EXTENDED DETACHED FAMILY HOME STANDING ON A LOVELY, MATURE GARDEN PLOT IN A DESIRABLE LOCATION CLOSE TO EXCELLENT SCHOOLS AND ALTRINCHAM GOLF COURSE. 2419 SQFT

Porch. Hall. GFWC. Lounge. 650sqft Family Room and Dining Kitchen. Utility. Five Bedrooms. Three Bath/Shower Rooms. Driveway. Integral Garage. Gardens. Garden Room.



**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.

# in detail

A superbly proportioned and comprehensively extended Detached family home, standing on a particularly pleasant mature, partly walled Garden plot in this most popular part of Timperley,

Henson Grove is a quiet cul-de-sac close to Wood Lane, and so the property lies within walking distance to Wellington School, Altrincham College of Arts and Cloverley Primary School, whilst public transport provides easy access to additional schools of note in the area, as well as the vibrant and popular town of Altrincham. The immediate location also offers walks across the adjacent Altrincham Golf Course.

The property offers excellent family accommodation over Two Floors and extends to approximately 2,400 square feet.

To the Ground Floor is the impressive 650 square foot open plan Family Living Room and Dining Kitchen. This extensive everyday living space is complemented by a spacious Lounge, a large Utility Room and a separate WC.

Off the First Floor are Five Bedrooms, one of which is currently utilised as a Home Office, served by Three Bath/Shower Rooms, Two being En Suite.

Externally, to the front there is ample off street Parking, and an Integral Garage.

To the rear, the mature Garden is complemented by an attractive bespoke design Garden Room. Built of timber construction with power, water and broadband. This provides an ideal space for those looking for a property with a ready made solution for working from home.

Comprising:

Entrance Porch. Hall with staircase to the First Floor and Ground Floor WC off.

Lounge with bay window to the front and marble design fireplace surround.

Fantastic 650 square foot open plan Family Room and Dining Kitchen with wood vinyl flooring throughout and with the Living Area having French doors and windows giving access to enjoying aspects of the gardens and a wood burning cast iron stove fireplace.

Within the Dining Kitchen there are again French doors and windows giving access to enjoying an aspect of the gardens.

The Kitchen is fitted with an extensive range of hand painted finish, solid wood, traditional style units with granite worktops over arranged around a central island unit. Freestanding Britannia stainless steel Range cooker that may be available to the incoming purchaser, subject to negotiation. Integrated fridge and dishwasher. Larder style pantry cupboard.

Utility Room with outside access. Built in base, wall and sink units and space for washing machine and dryer. Courtesy door to the Integral Garage.

First Floor Landing with pull down Loft ladder to extensive Loft storage space.

Principal Bedroom One. A fantastically sized room with extensive built in wardrobes and additional fitted furniture. Window overlooking the garden with secondary window to the front.

This Bedroom is served by the En Suite Bathroom fitted with white suite and chrome fittings, including a separate shower cubicle.

Bedroom Two with a window to the front and served by an En Suite Shower Room.

Bedroom Three with a bay window to the front. Built in wardrobes,

Bedroom Four with a window overlooking the rear garden. Built in wardrobes.

Bedroom Five, geared up as a Home Office with window to the front and built in desking.

The Bedrooms are further served by the Family Bathroom with full suite and separate shower cubicle.

This completes a fantastically proportioned family home in a superb location.

- Freehold
- Council Tax Band E

