



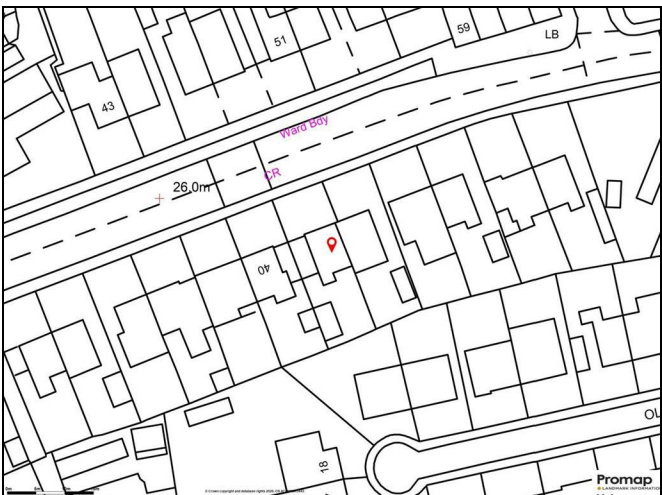
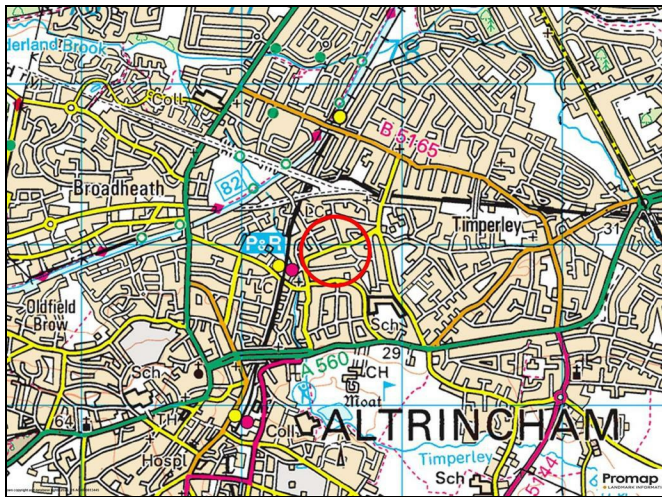
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INDEPENDENT ESTATE AGENTS

location



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42 Brook Lane Timperley, Altrincham, WA15 6RS



A WELL PRESENTED, BAY FRONTED SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION, WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, LOCAL SHOPS AND METROLINK. 921 SQFT

Hall. Lounge. Dining Room. Kitchen. GFWC. Three Bedrooms. Shower Room. Driveway. Detached Garage. Low maintenance Gardens.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 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.

£400,000

in detail



A well presented, traditional bay fronted, Semi Detached family home located in this popular neighbourhood, walking distance to excellent schools, local shops and Metrolink stations, as well as being close to both Timperley Village and Altrincham Town Centre.

The property is arranged over Two Floors with the accommodation extending to some 921square feet, providing a Hall, Lounge, Dining Room, Kitchen and WC to the Ground Floor and there are Three Bedrooms served by a Shower Room to the First Floor.



Externally, there is a Driveway providing off road Parking and a Detached Single Garage and low maintenance Gardens to the front and rear.

Comprising:

Enclosed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Access to useful understairs storage. Built in meter cupboard. Picture rail surround.

Lounge with wide bay window to the front elevation. To the chimney breast there is a gas living flame coal effect fireplace with marble hearth and wood surround. Picture rail surround.



Dining Room with French doors overlooking and providing access to the Gardens to the rear.

Kitchen 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. Integrated appliances include a double oven, four ring gas hob with extractor fan over, combination microwave oven, fridge and dishwasher. Windows to the side and rear elevations. Wall mounted gas central heating boiler housed within the units. A door provides access to the side elevation with covered area and access to a Ground Floor WC fitted with a white suite.

To the First Floor Landing, there is access to Three Bedrooms served by a Family Shower Room. Opaque window to the side elevation. Loft access point.



Bedroom One with wide bay window to the front elevation. Picture rail surround.

Bedroom Two with window to the rear elevation enjoying views over the Gardens. Picture rail surround.

Bedroom Three is a Single Room with window to the front elevation. Built in shelving.

The Bedrooms are served by a Shower Room fitted with a white suite and chrome fittings, providing an enclosed double shower cubicle with thermostatic shower and glazed sliding door, wash hand basin and WC. Opaque window to the side elevation. Tiling to the walls.



Externally, there is a paved Driveway providing off road Parking and a low maintenance Garden frontage, retained from the road by way of brick walling and railings.

The Gardens to the rear are designed with low maintenance in mind with a paved patio area adjacent to the back of the house, accessed via doors from the Dining Room and Kitchen. Beyond there are paved and pebbled areas enclosed within fencing.



Detached Garage.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 921 Sq. Feet
= 85.6 Sq. Metres

