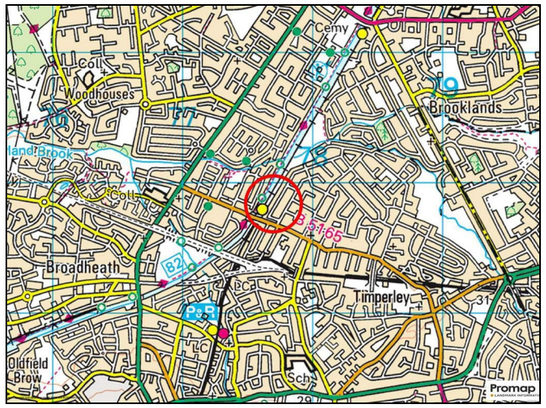
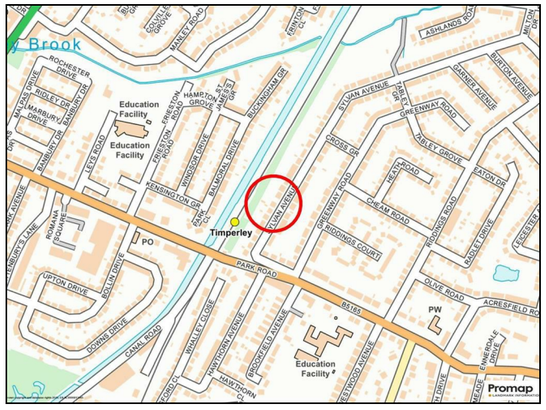
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

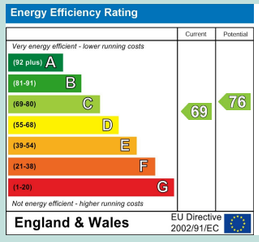
location

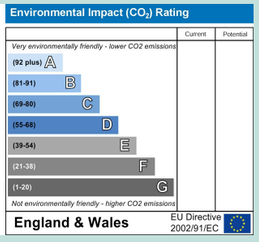




energy efficiency

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





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
INDEPENDENT ESTATE AGENTS

31 Sylvan Avenue

Timperley, Altrincham, WA15 6AD

A WELL PROPORTIONED BAY FRONTED SEMI DETACHED FAMILY HOME, IDEALLY POSITIONED WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, METROLINK AND CONVENIENTLY LOCATED FOR BOTH TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 1057SQFT

Porch. Hall. Lounge. Dining Kitchen. Conservatory. Three Bedrooms. Bathroom. Separate WC. Driveway. Detached Single Garage. Good sized Garden. No Chain!

£500,000

www.watersons.net

in detail

A well proportioned, bay fronted traditional Semi Detached family home located in this popular area, walking distance to excellent schools and Timperley Metrolink as well as being close to both Timperley Village and Altrincham Town Centre with their amenities.

The property is arranged over Two Floors with the accommodation extending to some 1057 square feet, providing an Enclosed Porch, Hall, Lounge, Dining Kitchen and Conservatory to the Ground Floor and there are Three Bedrooms served by a Bathroom and Separate WC to the First Floor.

Externally, there is a paved Driveway providing off road Parking, returning in front of a Detached Single Garage. To the rear there is a good sized garden with water feature enjoying a Westerly aspect.

This property is offer for sale with no chain.

Comprising:

Enclosed Porch with glazed doors and window to the side elevation. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation.

Well proportioned Lounge with bay window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace. Additional window to the front elevation.

Open Plan Dining Kitchen with clearly defined areas. To the Dining area there is access to useful understairs storage. To the chimney breast there is a cast iron log burner.

The Kitchen Area is fitted with a range of cream coloured base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include an oven, four ring induction hob, with extractor fan over and there is space for additional kitchen appliances. Window to the side elevation.

Double doors lead to the Conservatory with vaulted ceiling and doors and windows enjoying views over and provide access to the delightful Gardens to the rear.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom and Separate WC. Loft access point. Opaque window to the side elevation.

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

Bedroom Two with window to the rear, enjoying views over the Gardens. Stripped and stained floorboards. Panelled wall feature.

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

The Bedrooms are served by a Bathroom fitted with a coloured suite and chrome fittings, providing a corner bath with thermostatic shower over and wash hand basin. Built in airing cupboard with wall mounted gas central heating boiler. Opaque window to the side elevation. Tiling to the walls.

Separate WC with window to the side elevation. Tiled walls.

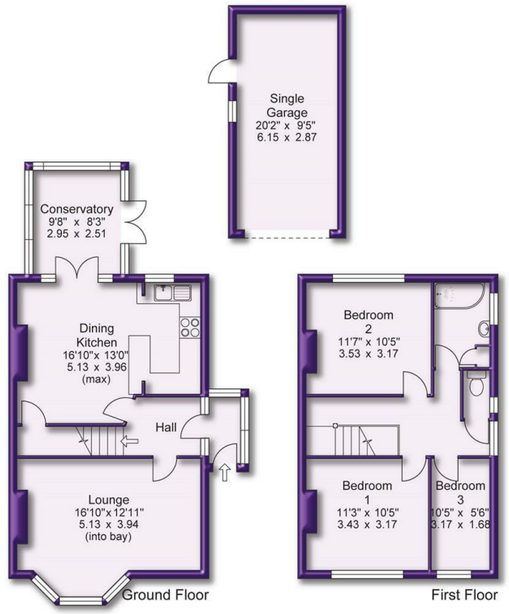
Externally, there is a paved Driveway providing off road Parking, returning in front of a Detached Single Garage. Lawned Garden frontage with well stocked borders.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via French doors from the Conservatory. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees, together with attractive water feature and established apple trees.

This property is offered for sale with no chain and could be moved into with a minimum of fuss.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1057 Sq. Feet
= 98.1 Sq. Metres



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