



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



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

15 Moss Lane

Timperley, Altrincham, WA15 6TA



£650,000

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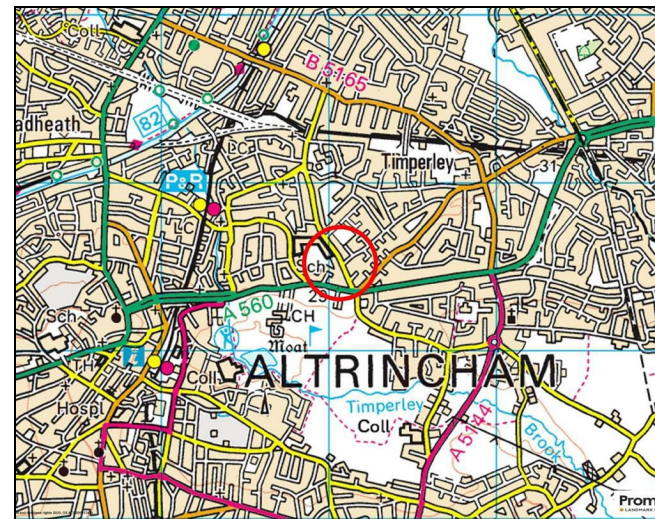
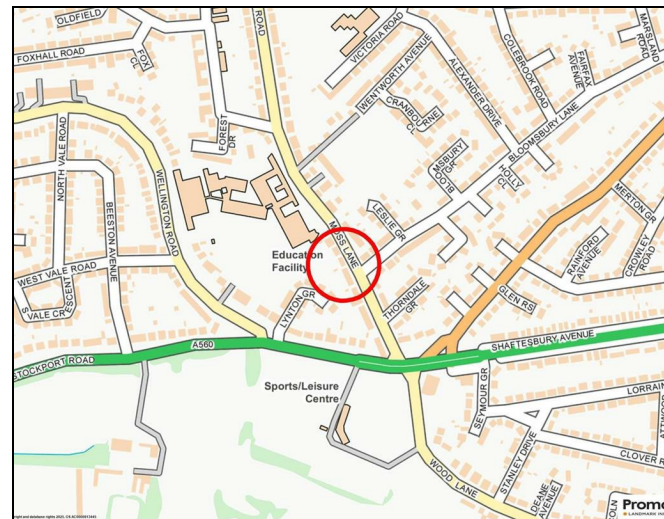
INDEPENDENT ESTATE AGENTS



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Overview

A SUPERBLY PROPORTIONED AND WELL PRESENTED SEMI DETACHED FAMILY HOME WITH SUNNY GARDEN, IDEALLY LOCATED FOR WELLINGTON SCHOOL AND CLOSE TO TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 1585SQFT

Porch. Hall. Lounge. Family Room. 200sqft Dining Kitchen. Three Double Bedrooms. Family Bathroom. 250sqft Garage. Sunny Garden.



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

An enormously appealing much larger than average bay fronted Semi Detached family home located in this desirable position with Wellington School on the doorstep and also within reasonable walking distance of Timperley Village, The Willows Primary School, The Metrolink and Altrincham Town Centre.

The property enjoys superbly proportioned accommodation with period features throughout, extending to approximately 1600 square feet including a substantial brick built Garage with uPVC replacement double glazing with attractive stained glass leaded lights and enjoys a particularly good sized Garden to the rear which has a sunny South West facing aspect.

The accommodation provides two excellent Reception Rooms to the Ground Floor, both with bay windows and fireplace features in addition to a 200sqft Dining Kitchen. To the First Floor are Three excellent Double Bedrooms with the Principal Bedroom enjoying built in wardrobes and a bay window overlooking the gardens all served by the well appointed Family Bathroom with Separate WC.

There is excellent potential to update, extend and improve further including scope for loft conversion that will greatly enhance the family space, subject to necessary consents.

Externally, there is excellent off street parking to the front. A long Driveway leads down the side of the property to the substantial 250 square foot brick built Garage with electric power, light and water.

The Garden to the rear is laid to a large expanse of lawn with maturely stocked borders and tall privet hedging. Timber Shed.

Comprising:

Entrance Porch with useful shoe and storage cupboard. Tiled floor. Wood finish panelled doors to the Hall and Ground Floor WC.

Ground Floor WC with a white suite of WC and wash hand basin. Windows to the front and side elevations.

Hall with exposed timber panelled doors, architraves, skirtings and picture rail surround. Door containing useful cloaks cupboard. Leaded stained glass window feature.

Lounge. A delightfully proportioned room with a wide bay window with French door overlooking and giving access to the garden with stained glass leaded lights and having a timber fireplace surround with inset cast iron with living flame coal effect gas fire.

Family Room with exposed floorboards and a wide angled bay window to the front elevation with stained glass leaded lights.

Dining Kitchen with wood finish flooring throughout, windows to the side and rear overlooking the garden and an additional light via a double glazed Velux skylight windows inset into the part vaulted ceiling within the Kitchen area. Original wood panelled floor to ceiling pantry cupboards.

The Kitchen is fitted with a range of cream laminate fronted units with wood finish worktops over, Belfast pot style sink, integrated double oven, hob and extractor fan. Space for dishwasher, washing machine and fridge freezer. Useful understairs storage cupboard.

First Floor Landing with leaded stained glass window feature to the side and further window to the front. Wood panelled doors to the Bedrooms.

Principal Bedroom One. A superbly sized Double Room with wide bay window overlooking the rear garden and with built in wardrobes.

Bedroom Two with a wide window to the front.

Bedroom Three. A Double Room overlooking the rear garden.

Family Bathroom fitted with a white suite with chrome fittings, providing a shower end bath, thermostatic shower, wash hand basin. Tiling to the walls. Window to the side. Separate WC with white suite and window to the side.

A fantastic family home in a great location.

- Freehold
- Council Tax Band E



Approx Gross Floor Area = 1585 Sq. Feet
(inc. Garage) = 147.3 Sq. Metres

Approx Gross Floor Area = 1361 Sq. Feet
(exc. Garage) = 126.5 Sq. Metres

