



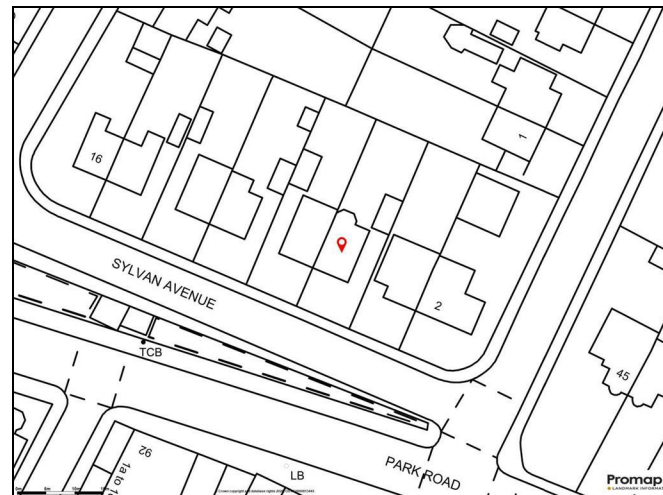
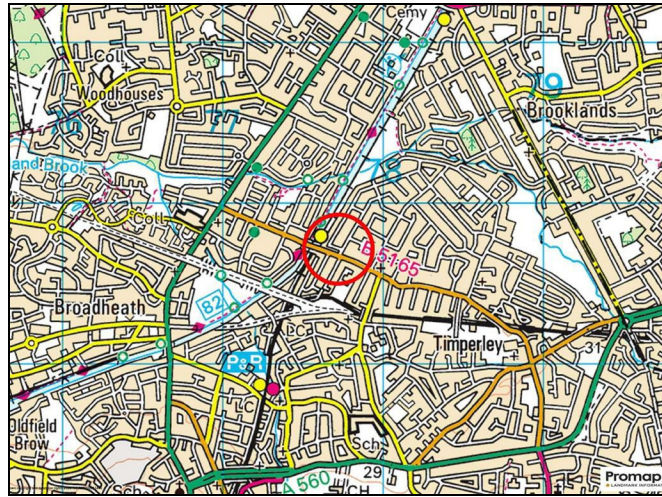
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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

# 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)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		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 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

# 6 Sylvan Avenue Timperley, Altrincham, WA15 6AB



**AN IMMACULATELY PRESENTED AND WELL PROPORTIONED, BAY FRONTED SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION CLOSE TO EXCELLENT SCHOOLS, LOCAL SHOPS AND TIMPERLEY METROLINK AS WELL AS BEING CLOSE TO BOTH TIMPERLEY AND ALTRINCHAM CENTRES. 1275 SQFT**

**Hall. WC. Lounge. Dining Room. Garden Room. Kitchen. Three Bedrooms. Bathroom. Driveway. Detached Single Garage. Lovely Gardens.**

**£465,000**

# in detail



An immaculately presented and well proportioned, traditional Semi Detached, bay fronted family home, in a popular location within walking distance of excellent schools, local shops, Timperley Metrolink, and close to both Timperley Village and Altrincham Town Centre.

The immaculately presented property is arranged over Two Floors with the accommodation extending to some 1275 square feet, providing a Hall, WC, Lounge, Dining room, Garden Room and Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Family Bathroom to the First Floor.



Externally, there is a Driveway providing ample off road Parking, returning in front of a Detached Single Garage and with good size gardens to the front and rear.

Comprising:

Canopied Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful under stairs storage. Built in cloaks. Opaque window to the side elevation. Picture rail surround. Coved ceiling.

Ground Floor WC fitted with a wash hand basin and WC. Built in storage to the sink area. Opaque window to the side elevation.



Lounge with angled bay window to the front elevation enjoying views over the gardens. To the chimney breast there is a gas living flame, coal effect fireplace. Picture rail surround. Coved ceiling.

Dining Room with doors to both the Garden Room and Kitchen. Picture rail surround. Coved ceiling.

Garden Room with windows and doors overlooking and providing access to the delightful gardens to the rear. Tiled floor.

Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit. There is ample space for freestanding kitchen appliances. Windows to the side and rear elevations and a door provides access to the same. Wall mounted gas central heating boiler housed within the units. Tiled floor.



To the First Floor Landing there is access to Three good sized Bedrooms served by a Family Bathroom. Opaque window to the side elevation. Picture rail surround.

Bedroom One with window to the rear elevation. Built in sliding door wardrobes providing excellent hanging and storage space. Picture rail surround.

Bedroom Two with window to the front elevation. Built in sliding door wardrobes providing excellent hanging and storage space. Picture rail surround.

Bedroom Three with window to the front elevation.



The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath, separate enclosed shower cubicle, wash hand basin with built in storage below and WC. Extensive tiling to the walls. Opaque window to the side elevation. Loft access point.

Externally, there is a Driveway providing ample off road Parking, returning in front of the Detached Single Garage with up and over door. There is a lawned Garden frontage retained from the road by way of hedging and wrought iron gates.



To the rear, the Garden is of an excellent size with paved patio area adjacent to the back of the house, accessed via the doors in the Garden Room. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees and there is a further paved patio area. The garden is enclosed within timber fencing.

- Freehold
- Council Tax Band C

AGENTS NOTE - This property is owned by a family member of an employee Watsons Independent Estate Agents.

