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# 67 Moss Lane

## Timperley, Altrincham, WA15 6LL






£725,000



www.watersons.net

















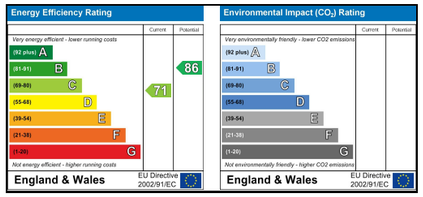

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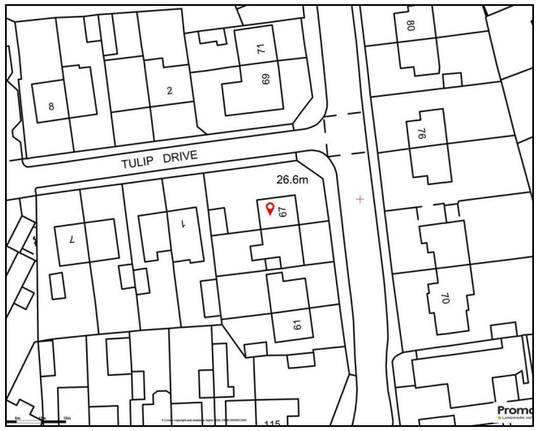
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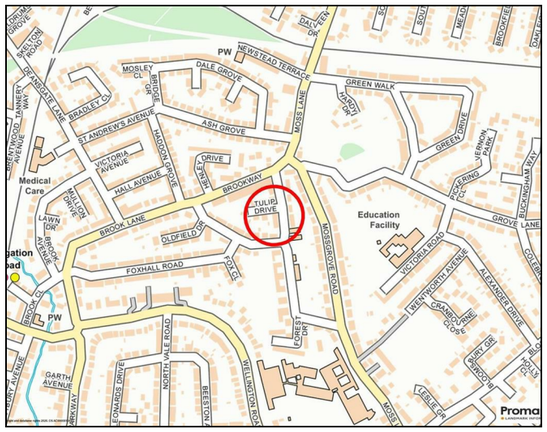
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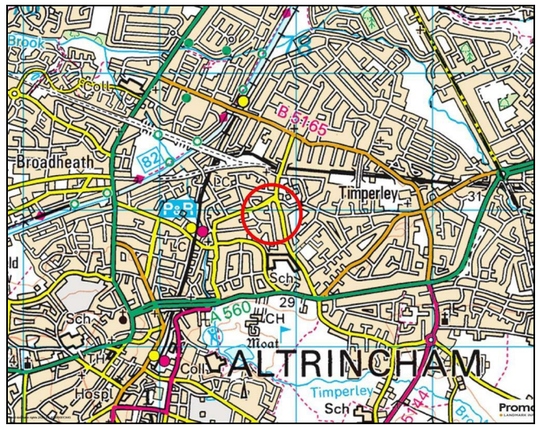

# energy efficiency

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




**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.

# overview

A BEAUTIFULLY PRESENTED AND COMPREHENSIVELY RENOVATED SEMI DETACHED HOME, ENJOYING A CORNER PLOT WITH WEST FACING ASPECT WALKING DISTANCE OF LOCAL SCHOOLS, SHOPS AND THE METROLINK. 1457SQFT

Hall. WC. Study. Lounge. Open Plan Live in Dining Kitchen. Utility Room. Four Bedrooms. Two Bath/Shower Rooms. Gardens. No Chain



# in detail

A beautifully presented, comprehensively renovated and extended, high specification, bay fronted Semi Detached property in a popular neighbourhood, within the catchment area for Wellington School and walking distance to local schools, shops and the Metrolink. In addition, both Timperley Village and Altrincham Town Centre and their amenities are close by.

The stylish property is arranged over Two Floors with the accommodation extending to some 1457 square feet, providing a Hall, WC, Study, Lounge and impressive Open Plan Live In Dining Kitchen in addition to a Utility Room to the Ground Floor and there are Four Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, the property enjoys a corner plot with a gravelled Driveway to the rear and there are lawned Gardens to the front and side enjoying a West facing aspect.

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

Comprising:

Recessed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor.

Ground Floor WC fitted with a white suite and chrome fittings.

Study with window to the front elevation. Underfloor heating.

Lounge with bay window to the front elevation. Fireplace feature.

Impressive Open Plan Live In Dining Kitchen with part vaulted ceiling and inset Velux window. Two sets of bi folding doors overlook and provide access to the Gardens to the rear.

The Kitchen Area is fitted with an extensive range of base and eye level units with Silestone worktops over, inset into which is a sink and drainer unit with Quooker tap over. Integrated appliances include an oven, microwave combination oven, induction hob, fridge, freezer and dishwasher. Wall mounted gas central heating boiler housed within the units. Additional window to the side elevation.

Utility Room with base and eye level units with Silestone worktops over, inset into which is a sink and drainer unit with mixer tap over. Space and plumbing for a washing machine. Opaque window and door to the side elevation. Under floor heating.

To the First Floor Landing there is access to Four Double Bedrooms served by Two Bath/Shower Rooms. Loft access point with pull down ladder.

Principal Bedroom One with windows to the side and rear elevations enjoying views over the Gardens. Walk in wardrobe.

This Bedroom enjoys an En Suite Shower Room by ‘Mizu’, fitted with a white suite and brass fittings, providing a walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Opaque window to the rear elevation.

Bedroom Two with bay window to the front elevation.

Bedroom Three with window enjoying views over the Gardens to the rear.

Bedroom Four with window to the front elevation.

The Bedrooms are served by a Family Bathroom by ‘Mizu’ fitted with a white suite and brass fittings, providing a double ended bath, separate enclosed shower cubicle with dual attachments and glazed sliding doors, wash hand basin with built in storage and WC. Opaque window to the front elevation.

Externally, the property enjoys a corner plot with a gravelled Driveway accessed to the rear via Tulip Drive. The Gardens to the front and side are laid to lawn and to the rear, there is a tiled patio area adjacent to the back of the house, accessed via the two sets of bifold doors from the Open Plan Live In Dining Kitchen. The Gardens are enclosed within timber fencing and enjoy a West facing aspect.

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

- Leasehold with a 999 year lease from 25/12/1955. £9.00 per year ground rent.
- Current Council Tax Band C – the property may be subject to rebanding following the extension

Approx Gross Floor Area = 1457 Sq. Feet
= 135.4 Sq. Metres

