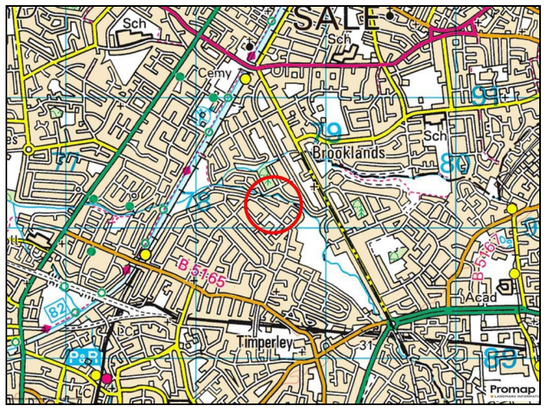
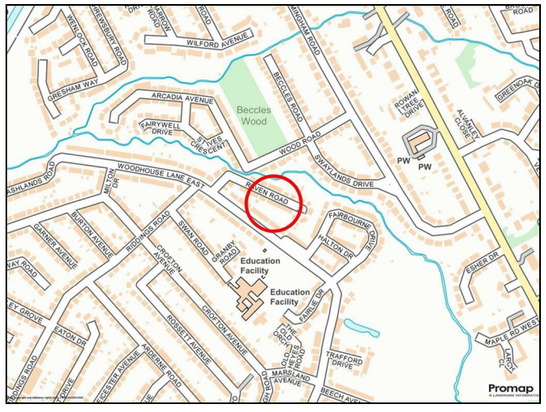
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

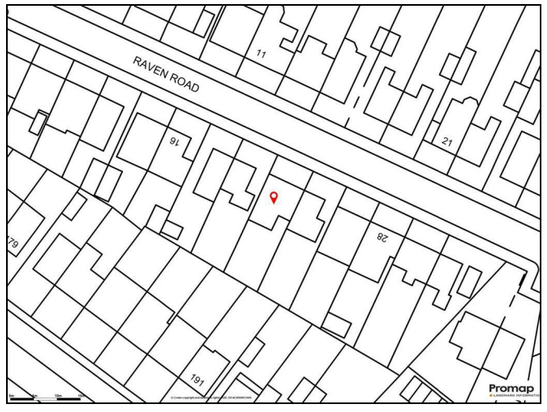
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
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location

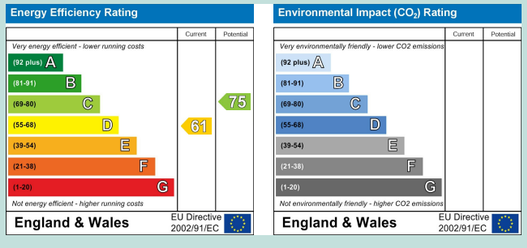






energy efficiency

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
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22 Raven Road

Timperley, Altrincham, WA15 6AP



AN EXTENDED SEMI DETACHED FAMILY HOME, TUCKED AWAY WITHIN A QUIET CUL DE SAC IN A POPULAR LOCATION, WALKING DISTANCE TO TIMPERLEY VILLAGE, THE METROLINK AND HIGHLY REGARDED SCHOOLS. 1018SQFT

Hall. Two Reception Rooms. Dining Kitchen. Utility. GFWC. Study/Bedroom 4. Three Bedrooms. Shower Room. Driveway. South facing Garden.

£435,000

www.watersons.net

in detail















An extended Semi Detached family home, offering over 1000 square feet of exceptionally versatile accommodation and tucked away within a quiet cul de sac setting. Ideally positioned within walking distance of Timperley Metrolink Station and Timperley Village and lying within the catchment area of some of Timperley's most highly regarded schools, the property is perfectly suited to a wide range of buyers, particularly growing families.

The accommodation is approached via the Hall, leading through to the bay fronted Living Room, in addition, there is the main Lounge providing an alternative Principal Reception space.

A further Home Office/Study provides the ideal space for those working from home and is currently used as a Ground Floor Bedroom.

The spacious Dining Kitchen is fitted with an extensive range of modern base and eye level units, complemented by a selection of integrated appliances. The Kitchen provides ample space for dining and is further served by a useful Utility/Laundry Room together with a Ground Floor Cloaks/WC.

To the First Floor, there are Three Bedrooms, one of which benefits from an extensive range of fitted wardrobes, cupboards and drawers.

The Bedrooms are served by a well appointed contemporary Family Shower Room.

Externally, the property occupies a generous plot. To the front there is off road Parking, whilst to the rear is a particularly impressive South facing Garden, enjoying an excellent degree of privacy. A paved patio sits immediately adjacent to the Kitchen, providing the perfect space for outdoor dining and entertaining, before opening onto a substantial artificial lawn enclosed by mature hedging and timber panel fencing.

The generous plot offers excellent future potential, with prospective purchasers having the opportunity to further extend the property, subject to the relevant Planning Permission and Building Regulations approvals.

A superb family home occupying a sought-after Timperley location, combining flexible accommodation, an excellent garden and exciting scope for further enhancement.

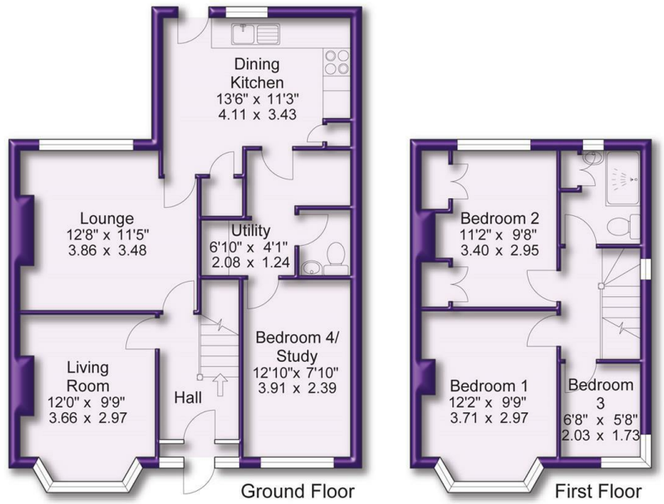
- Freehold
- Council Tax Band C







Approx Gross Floor Area = 1018 Sq. Feet
= 94.6 Sq. Metres



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