



#### HALE OFFICE:

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#### SALE OFFICE:

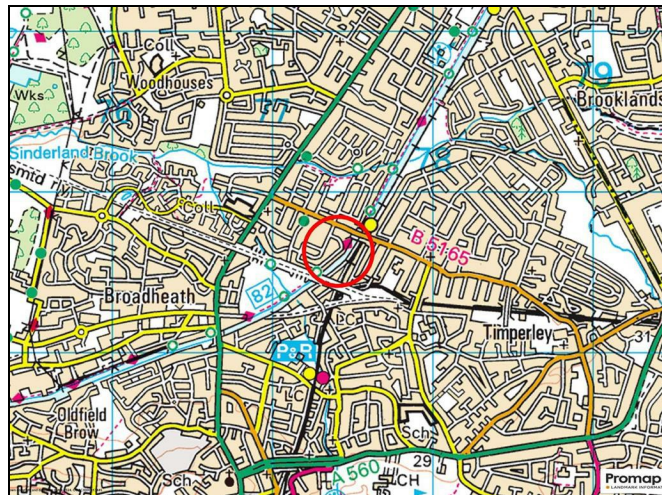
91-93 SCHOOL ROAD, SALE,  
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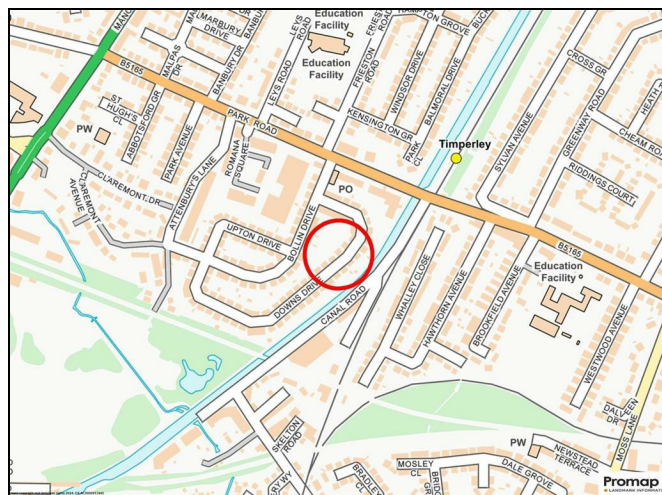


INDEPENDENT ESTATE AGENTS

## location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St. Turn right onto Sibson Rd/B5166 and turn left onto Washway Rd/A56. Turn left onto Marsland Rd/A6144 and turn right onto Brooklands Rd. At the roundabout, take the 4th exit onto Stockport Rd. Use any lane to turn right onto Park Rd/B5165 and turn left onto Bollin Dr. Turn left onto Downs Dr and the property will be on the right



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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 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.



INDEPENDENT ESTATE AGENTS

## 32 Downs Drive Timperley, Altrincham, WA14 5QT



**A WELL PROPORTIONED THREE BEDROOMED SEMI DETACHED LOCATED WITHIN THIS EVER POPULAR LOCATION CLOSE TO SEVERAL OF THE EXCELLENT LOCAL SCHOOLS, SHOPS AND TIMPERLEY METROLINK. WONDERFUL LARGE OVER 90FT REAR GARDEN!**

**Porch. Hall. Through Lounge and Dining Room. Breakfast Kitchen. Three Bedrooms. Bathroom. Driveway parking. Large Gardens. COUNCIL TAX BAND - C**

**CONTACT SALE 0161 973 6688**

**Offers Over £395,000**

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A superbly proportioned Three Bedroomed Semi-Detached which offers superb Family Accommodation.

The location is ideal, being close to several of the popular Schools, shops and within an easy reach of the Metrolink at Timperley.

Internally, there is neutral re-decoration and modern Kitchen and Bathroom fittings.

In addition to the Accommodation, there is Driveway Parking and an impressive large rear garden extending to over 90ft in length!

An internal viewing will reveal:

Recessed Porch with step to an opaque glazed front door.

Entrance Hall, having a spindled staircase rising to the First Floor. Door to the Lounge and an opening to the Breakfast Kitchen.

Lounge. A fabulous, large Reception Room, having a double glazed angled bay window to the front elevation. Fire surround to the chimney breast. UPVC double glazed French doors open to the gardens.

Breakfast Kitchen. A good-sized extended Kitchen, fitted with an extensive range of white base and eye-level units with worktops over and inset white ceramic sink unit with mixer tap. Ample space for a range of freestanding appliances. Two uPVC double glazed windows to the side. Within the dining area is a set of uPVC double glazed French doors to the garden.

First Floor Landing, having an opaque, uPVC double glazed window to the Half Landing. Panelled doors then open to the Three Bedrooms and Bathroom.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed bay window to the front elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three, having a uPVC double glazed window to the front elevation.

Bathroom, fitted with a white suite with chrome fittings, comprising of: panelled bath with thermostatic shower over and fitted glass shower screen. Wash hand basin. WC. Opaque, uPVC double glazed window to



the side elevation. Wall mounted heated chrome towel rail radiator.

Outside to the front, the property is approached via a paved Driveway - this continues down the side.

The Garden is a wonderful feature of the property, mostly laid to lawn and being of an excellent size extending to over 90ft in length!

Always popular houses!

- Freehold
- Council Tax Band - Trafford C

Approx Gross Floor Area = 787 Sq. Feet  
= 73.1 Sq. Metres

