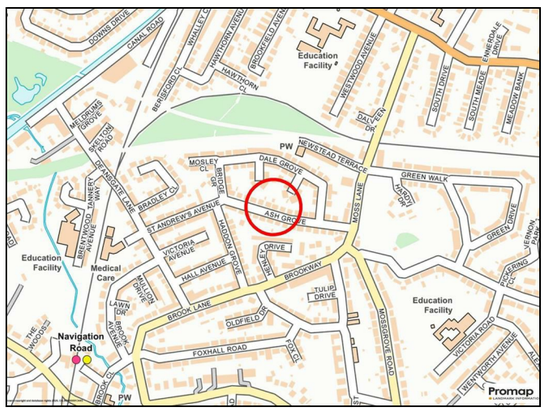
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

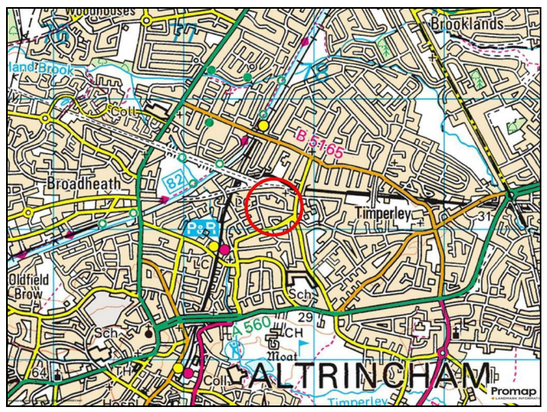
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
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location

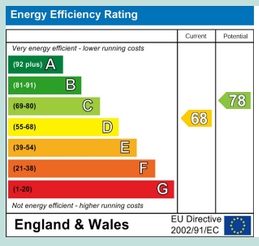


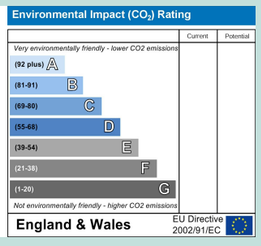




energy efficiency

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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32 Ash Grove

Timperley, Altrincham, WA15 6JX



A SUPERB, UPDATED, REMODELLED AND EXTENDED SEMI DETACHED PROPERTY IN THIS POPULAR LOCATION WALKING DISTANCE TO SCHOOLS AND METROLINK. 1076sqft.

Hall. Lounge. Dining Room. Breakfast Kitchen. Utility/GF WC. Three Bedrooms. Bathroom. Driveway. Garage. Gardens. No Chain.

£514,000

www.watersons.net

in detail





A superb, updated, remodelled and extended, bay fronted Semi Detached Family Home located in this popular neighbourhood and within walking distance to excellent schools and Metrolink Stations and close to both Timperley Village and Altrincham Town Centre.

The well presented property is arranged over Two Floors with the accommodation extending to some 1076 sq ft providing a Hall, Lounge, Dining Room and Breakfast Kitchen in addition to a Utility and WC to the Ground Floor and there are Three Bedrooms and a Family Bathroom to the First Floor. The property also benefits from high-quality plantation shutters fitted to the front of the house, split to provide both privacy and natural light. There is also a fully integrated alarm system, including coverage of the Garage, with the ability to zone areas for pets and utilise a night-setting mode.

Externally, there is a paved Driveway providing off road parking and a lawned Garden to the rear with Detached Single Garage.

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



Comprising:

Recessed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Access to useful understairs storage. Solid oak flooring.



Dining Room with bay window to the front elevation. Contemporary, wall-mounted log effect fireplace feature to the chimney breast. Solid oak flooring.

Double doors lead to the Living Area with cast iron woodburning stove to the fireplace. French doors overlook and provide access to the rear Gardens. Solid oak flooring.

Open Plan Breakfast Kitchen with vaulted ceiling with inset Velux windows allowing this to be a naturally light and bright space. The Kitchen Area is fitted with an extensive range of white, high-gloss base and eye level units with granite worktops over, inset into which, is a one and a half bowl sink and drainer unit with mixer tap over. There is space for a free standing Range cooker and American style fridge freezer. Integrated dishwasher and microwave oven. A split stable-style rear door provides access to the rear Gardens. Underfloor heating is installed throughout the slated floor area of the Kitchen.



Utility/Ground Floor WC with space and plumbing suitable for a washing machine and tumble dryer. Opaque window to the front elevation. Wall mounted, gas central heating boiler. Inset Velux window. Slate flooring.

To the First Floor Landing, there is access to Three Bedrooms and a Family Bathroom. Opaque window to the side elevation.

Bedroom One with bay window to the front elevation. Built in Bedroom furniture providing wardrobes, cupboards, drawers and bedside tables. Inset mirror. Picture rail surround.

Bedroom Two with window to the rear elevation enjoying views over the Gardens. Built in Bedroom furniture providing wardrobes, cupboards and drawers. Picture rail surround. Loft access is available via a pull-down ladder, with the Loft being boarded to provide additional storage space.

Single Bedroom Three with window to the front elevation.





The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings providing a bath with thermostatic shower over with dual attachment and glazed screen, wash hand basin with built in storage and WC. Tiling to the walls. Opaque window to the rear elevation. Chrome finish heated towel rail.

Externally, there is a paved Driveway providing off road parking and a well stocked border with plants and shrubs.



To the rear, there is a paved patio area adjacent to the back of the house accessed via French doors from the Living Area and a door from the Breakfast Kitchen. The Garden is laid to lawn with well stocked borders and enclosed within timber fencing and hedging. Detached Single Garage with up-and-over door.

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

- Freehold
- Council Tax Band - C







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