



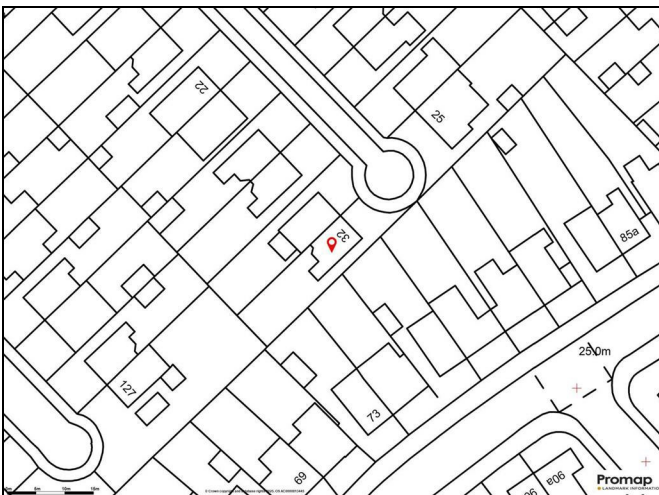
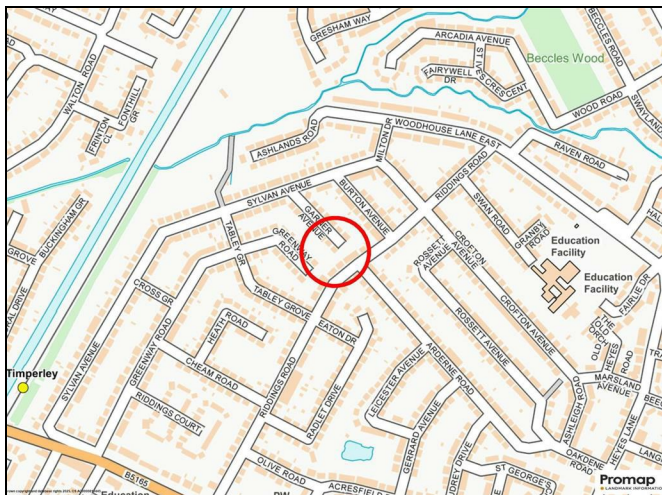
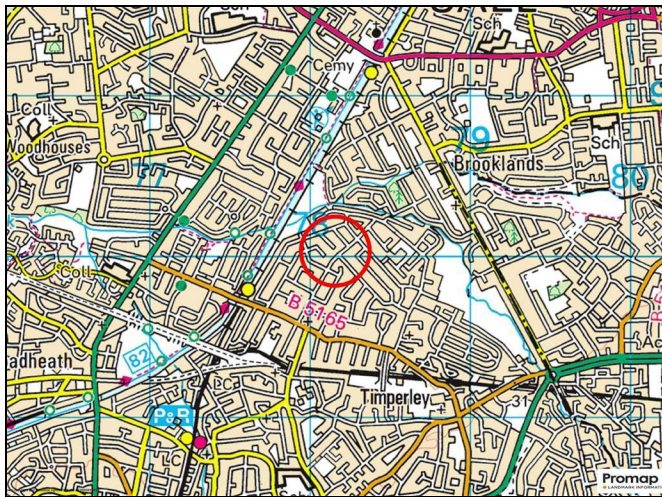
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INDEPENDENT ESTATE AGENTS

# 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                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| 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.



INDEPENDENT ESTATE AGENTS

## 32 Garner Avenue Timperley, Altrincham, WA15 6AG

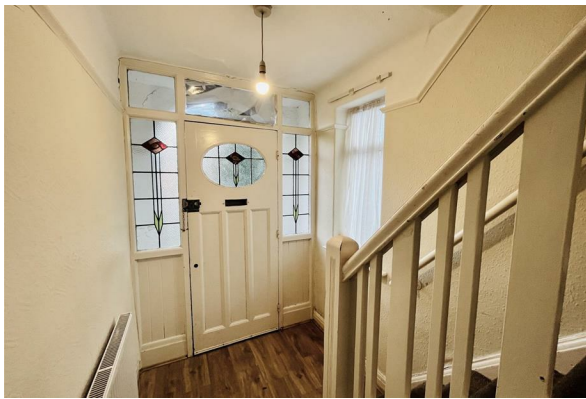


A TRADITIONAL BAY FRONTED SEMI DETACHED FAMILY HOME IN NEED OF UPDATING ON A QUIET CUL-DE-SAC, CLOSE TO EXCELLENT SCHOOLS, SHOPS AND METROLINK. 861sqft

Hall. WC. Dining Room. Lounge. Kitchen. Utility. Three Bedrooms. Bathroom. Driveway. Separate WC. West facing Garden. No Chain!

£375,000

# in detail



A traditional, bay fronted Semi Detached property located on this quiet cul-de-sac, in a popular neighbourhood, within walking distance to local shops, schools and the Metrolink and being close to both Altrincham Town Centre and Timperley Village.

The property is arranged over Two Floors with the accommodation extending to some 861 square feet providing a Hall, Lounge, Dining Room, Kitchen and Utility to the Ground Floor and there are Three Bedrooms and a Bathroom to the First Floor.



Externally, there is a Driveway providing off road Parking and to the rear there is a lawned Garden with stocked borders enjoying a west facing aspect.

This property is offered for sale with no chain.

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. Window to the side elevation.

Dining Room with bay window to the front elevation. Fireplace feature to the chimney breast. Picture rail surround.



Lounge with half bay window to the rear elevation. Fireplace feature to the chimney breast. Picture rail surround.

Kitchen fitted with base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven and four ring hob. Window to the side elevation.

Utility Room with window to the side elevation and a door provides access to the same. Wall mounted, gas central heating boiler. Space and plumbing suitable for a washing machine and fridge freezer. Built in worktop.

To the First Floor Landing there is access to Three Bedrooms served by a Bathroom. Window to the side elevation. Loft access point. Picture rail surround.



Bedroom One with bay window to the front elevation. Fireplace feature to the chimney breast. Picture rail surround.

Bedroom Two with window to the rear enjoying views over the gardens. Fireplace feature to the chimney breast. Picture rail surround.

Bedroom Three with window to the front elevation.

The Bedrooms are served by a Bathroom fitted with a white suite providing a bath with electric shower over and wash hand basin. Opaque window to the side elevation.



Separate WC. Opaque window to the side elevation.

Externally, there is a Driveway providing off road Parking and to the rear, a lawned Garden with stocked borders. The Garden is west facing and therefore enjoys a sunny aspect.



This property is offered for sale with no chain.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 861 Sq. Feet  
= 80.1 Sq. Metres

