



**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



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 8 St. Andrews Avenue

Timperley, Altrincham, WA15 6SG



£460,000

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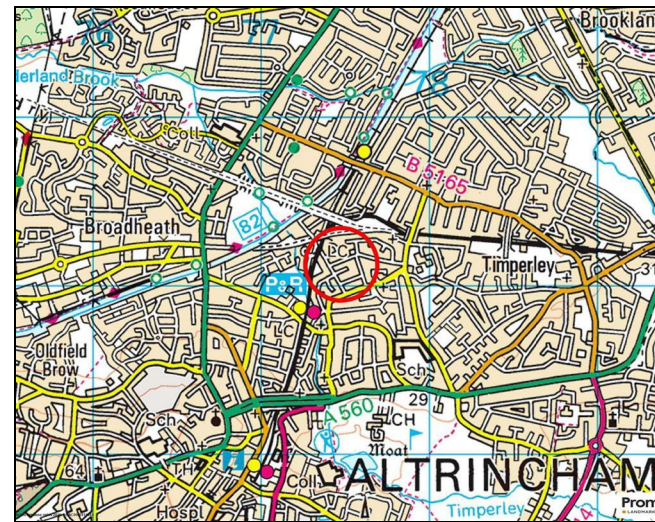
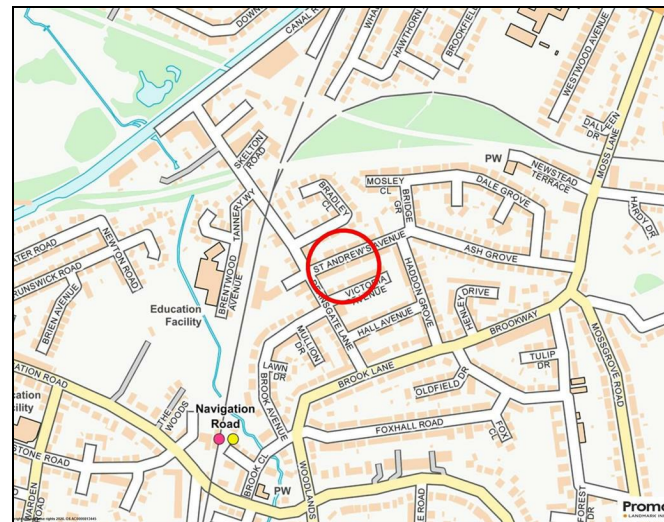
## energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(92-100) A	(85-92) A	(10-15) A	(10-15) A
(81-91) B	(72-84) B	(16-20) B	(16-20) B
(69-80) C	(55-71) C	(21-25) C	(21-25) C
(55-68) D	(39-54) D	(26-30) D	(26-30) D
(39-54) E	(29-54) E	(31-35) E	(31-35) E
(21-38) F	(13-28) F	(36-40) F	(36-40) F
(1-20) G	(1-12) G	(41-45) G	(41-45) G

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
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



# overview

A STYLISH AND CHARACTERFUL, BEAUTIFULLY PRESENTED, REMODELLED AND EXTENDED, END TERRACED, IDEALLY LOCATED WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, SHOPS AND THE METROLINK AND CLOSE TO BOTH TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 1326sqft

Enclosed Porch. Hall. Lounge. Dining Room. Live in Breakfast Kitchen. Two Double Bedrooms. Family Bathroom. Loft Room. South facing Gardens.



**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.

# in detail

A, stylish and characterful End Terraced property located in this popular neighbourhood, walking distance to excellent schools, shops, Navigation Road Metrolink and close both Timperley Village and Altrincham Town Centre.

The beautifully presented, recently updated and remodelled property extends to some 1326 square feet providing a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and there are Two Double Bedrooms served by a Family Bathroom to the First Floor.

To the Second Floor there is a versatile Loft Room currently arranged as a Bedroom.

Externally, there on street Parking and to the rear a low maintenance Garden enjoying a sunny aspect.

Comprising:

Entrance Porch with windows to the front and side elevations.

Entrance Hall. Opening to a Lounge with bay window to the front elevation. Attractive cast iron, wood burning stove to the chimney breast. Panelled wall feature. Coved ceiling.

Double doors to the Dining Room with built in storage cupboard to the chimney breast. Coved ceiling. A door provides access to a staircase rising to the First Floor.

Ground floor WC fitted with a modern white suite and chrome fittings.

Opening to the impressive Breakfast Kitchen with part vaulted ceiling with two inset Velux windows. Bi fold doors overlook and provide access to the gardens to the rear.

The Kitchen is fitted with an extensive range of base and eye level units with worktops over, incorporating an island with space for breakfast bar stools and a walk in Pantry. Integrated appliances include an oven, microwave combination oven, warming drawer, induction hob and there is space for additional kitchen appliances. Wall mounted gas central heating boiler housed within the units.

To the First Floor Landing there is access to Two excellent Double Bedrooms served by a Family Bathroom. Built in airing cupboard. A staircase rises to the Loft Room. Built in under stairs storage. Stripped and stained floorboards. Dado rail surround. Coved ceiling.

Bedroom One is a superbly sized room with two windows to the front elevation. Stripped and stained floorboards. Coved ceiling.

Bedroom Two with window to the rear elevation. Stripped and stained floorboards.

The Bedrooms are served by a Family Bathroom fitted with a white suite and black fittings, providing a freestanding double ended bath, separate walk in shower with dual attachments and glazed screen, wash hand basin and WC. Tiling to the walls and floor. Opaque window to the rear elevation.

Second Floor – Loft Room

A bright and versatile loft room with side window and built-in storage cupboard, currently arranged as a bedroom, with excellent access to eaves storage. The space also offers potential for further loft extension, as seen in neighbouring properties, subject to the usual consents.

Externally, there is a low maintenance Garden frontage and on street Parking.

To the rear, there is a decked patio area adjacent to the back of the property, accessed via the Bi fold doors from the Live in Breakfast Kitchen. Beyond, there are paved and AstroTurf areas with raised borders. The Garden is enclosed within timber fencing and enjoys a South facing, therefore sunny aspect. A gate provides access to a right of way for wheelie bins.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1326 Sq. Feet  
(inc. Loft Room) = 123.2 Sq. Metres

Approx Gross Floor Area = 1127 Sq. Feet  
(exc. Loft Room) = 104.8 Sq. Metres

