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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

## 62 Downs Drive

Timperley, Altrincham, WA14 5QT



£450,000

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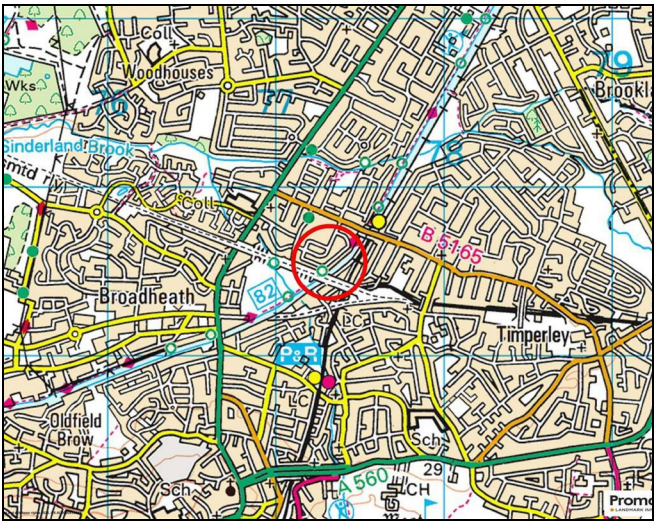
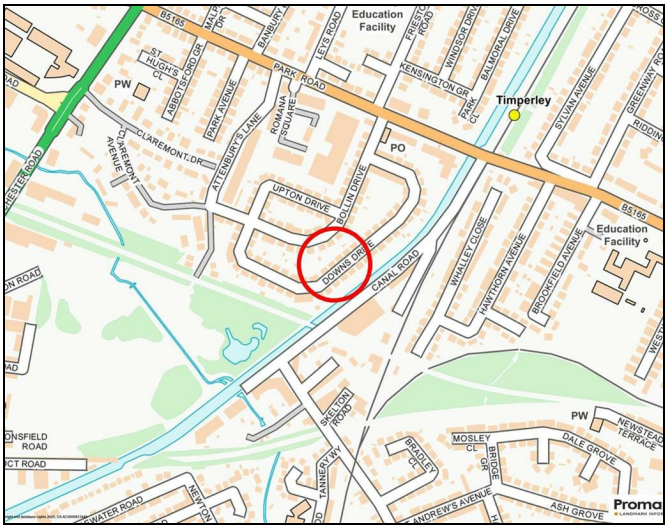
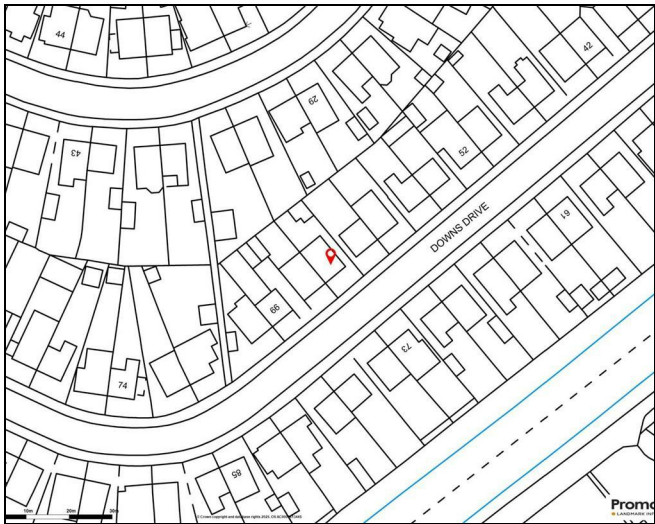
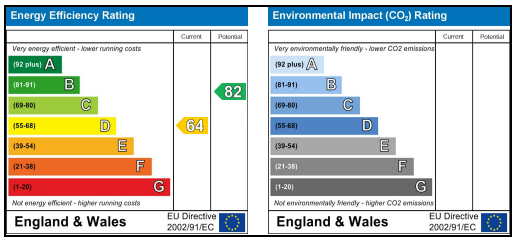


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# energy efficiency

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



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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.

# overview

A SUPERB, IMPROVED AND EXTENDED BAY FRONTED SEMI DETACHED FAMILY HOME WALKING DISTANCE TO LOCAL SCHOOLS, METROLINK AND CANAL WALKS AND CLOSE TO TIMPERLEY AND ALTRINCHAM CENTRES. 1000 sq ft.

Porch. Hall. Lounge. Open Plan Dining Kitchen. Three Bedrooms. Bathroom. Driveway. Gardens. Garden Room/Home Office.





# in detail

A superb, improved and extended bay fronted Semi Detached family home in a desirable neighbourhood only a short walk of the popular Park Road and St Hugh's Primary Schools, Metrolink, local shops, canal walks and close to Timperley and Altrincham Centres.

The stylishly presented property is arranged over Two Floors with the accommodation extending to some 1000 sq ft comprising a Hall, Lounge and Open Plan Dining Kitchen to the Ground Floor and Three Bedrooms and a Family Bathroom to the First Floor.

Externally, there is a Driveway providing off road Parking and to the rear a sunny aspect Garden with lawned and paved patios. Detached Garden Room with power and currently used as a Home Office with doors and window enjoying views over the Gardens.

Comprising:

Enclosed Porch. Panelled door with stained and leaded glass window feature leading to an Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors lead to the Ground Floor Living Accommodation. Tiled floor. Built in meter cupboard.

Lounge which is a well proportioned Reception Room with uPVC double glazed bay window to the front elevation. To the chimney breast there is a contemporary gas living flame fireplace.

Glazed double doors lead through to the L- Shaped Dining Kitchen with part vaulted ceiling with inset Velux windows making this a light and bright space. To the Dining Area there are French doors overlooking and enjoying views over the Gardens.

Kitchen fitted with an extensive range of cream coloured base and eye level with solid wood worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel double oven, four ring gas hob with extractor fan over, fridge, freezer, dishwasher and washing machine. Tiled floor throughout. Chrome finish halogen lighting. Wall mounted gas central heating boiler housed within the units. UPVC double glazed windows to the side elevation.

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

Bedroom One is a Double Bedroom with uPVC double glazed bay window to the front elevation. Picture rail surround.

Bedroom Two is another Double Bedroom with uPVC double glazed window enjoying views over the Gardens. Picture rail surround.

Bedroom Three is a Single Bedroom with uPVC double glazed window to the front elevation. There are built in cupboards with shelves.

The Bedrooms are served by a Family Bathroom fitted with a contemporary suite in white with chrome fittings, comprising a shaped bath with shower attachment over, wash hand basin and WC. Tiling to the walls. Two uPVC double glazed opaque windows to the side elevation. Chrome finish halogen lighting. Chrome finish heated towel rail.

Externally, the property is approached via a Driveway providing off road Parking and there is a low maintenance Garden frontage retained from the road by way of hedging.

To the rear, there is a patio area adjacent to the back of the house accessed via the doors from the Dining Kitchen beyond there is a lawned Garden enclosed within timber fencing. Detached Garden Room with power and currently used as a Home Office with doors and window enjoying views over the Gardens.

- FREEHOLD
- COUNCIL TAX BAND - C

Approx Gross Floor Area = 992 Sq. Feet  
(inc. Garden Room) = 92.2 Sq. Metres  
Approx Gross Floor Area = 915 Sq. Feet  
(exc. Garden Room) = 84.8 Sq. Metres

