



**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

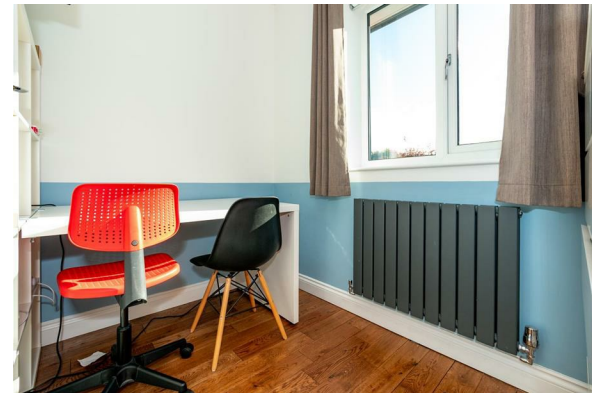
INDEPENDENT ESTATE AGENTS

# 2A Banbury Drive

Timperley, Altrincham, Cheshire, WA14 5BD



£835,000





**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

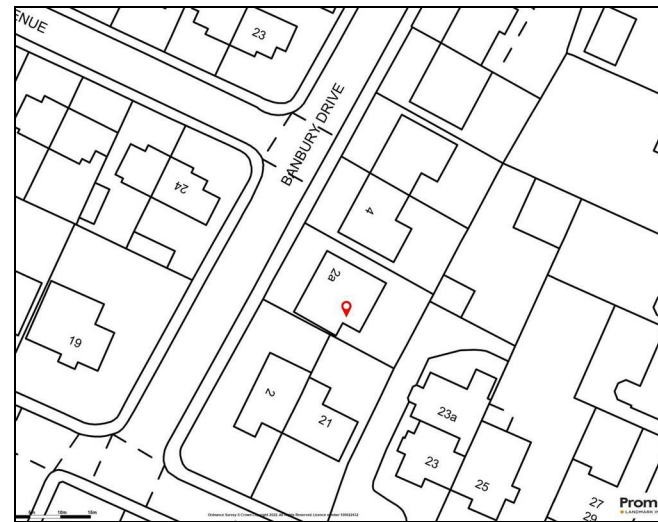
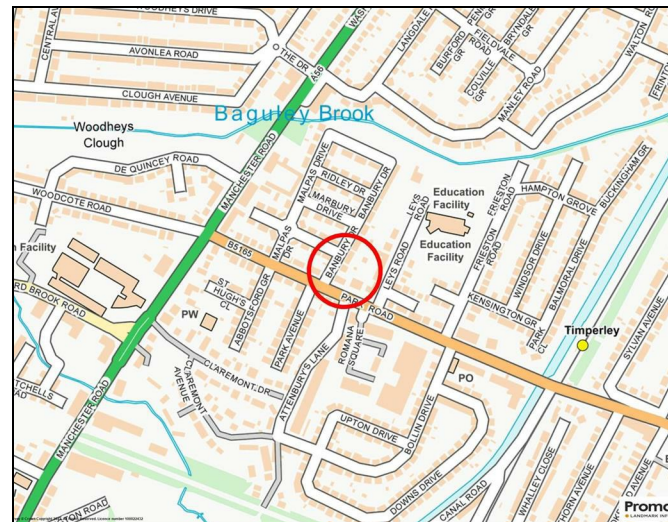
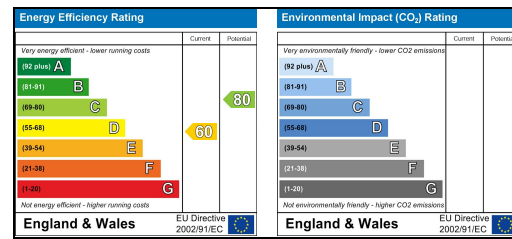


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

A SUPERB EXTENDED DETACHED FAMILY HOME IN A POPULAR LOCATION CLOSE TO LOCAL SCHOOLS AND THE METROLINK AND FEATURING A STUNNING 600SQFT LIVE IN DINING KITCHEN. 2049sqft.

Porch. Hall. Living Room/Study. Playroom. 600sqft Live In Dining Kitchen. Utility. WC. Five Bedrooms. Two Baths/Showers. Driveway. Gardens.

CONTACT HALE 0161 941 6633



**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 superbly presented, updated, extended and improved, double height, bay fronted Detached family home, with fabulous family accommodation arranged over Two Floors, extending to just over 2000 square feet providing Two Reception Rooms to the Ground Floor, in addition to the 600 square foot Live In Dining Kitchen with Utility and Ground Floor WC off.

To the First Floor are Five Bedrooms served by Two well appointed, refitted Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

The property is superbly appointed with high specification kitchen and bathroom fittings, extensive use of LED lighting, double glazing and wood finish and tiled flooring and is located on this popular cul-de-sac within walking distance of local primary schools and the Metrolink on Park Road.

Externally, there is good off street Parking and an enclosed Garden to the rear.

Comprising:

Entrance door to Hall, with wood finish flooring which returns throughout the Reception Rooms. A staircase to the First Floor. Wood finish doors to the Ground Floor Accommodation.

Living Room/Study. An excellent Reception Room with windows to the front and side.

Playroom with window to the front.

Magnificent 600 square foot Open Plan Live In Dining Kitchen with tiled flooring throughout, wide folding doors giving access to and enjoying an aspect of the garden, further window overlooking the same and two atrium style skylight windows inset into the ceiling. There is ample Living and Dining Space.

The Kitchen Area is fitted with an extensive range of laminate fronted units with Silestone worktops over, arranged around a central island unit incorporating a breakfast bar. Integrated oven, combination microwave oven, hob, extractor fan, dishwasher and freestanding American style fridge freezer which may be available to the incoming purchaser, subject to negotiation.

Utility Area with space for a washing machine and dryer and with Ground Floor WC off.

First Floor Landing with wood flooring that continues throughout the bedrooms.

Principal Bedroom One with window to the front and wall to wall, floor to ceiling sliding door fitted wardrobes.

This Bedroom is served by the stylish En Suite Shower with an open wet room style shower area, wall hung wash hung basin with vanity unit and WC. Extensive marble design tiling to the walls and tiling to the floor. Window to the rear. Ladder radiator.

Bedroom Two with a window to the rear. Cast iron fireplace.

Bedroom Three with bay window to the front. Cast iron fireplace.

Bedroom Four overlooking the front.

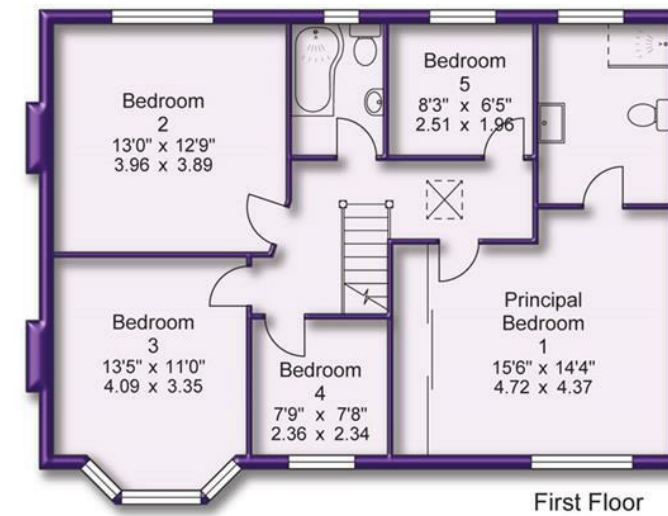
Bedroom Five overlooking the rear and currently utilised as a Home Study.

The Bedrooms are further served by the Family Bathroom, stylishly appointed with a suite, providing a shower end bath with thermostatic shower over, wash hand basin and WC. Extensive tiling to the walls and floor. Window to the rear. Ladder radiator.

Externally, the front of the property has been entirely block paved to provide extensive off street Parking and enclosed within timber fencing and privet hedging.

A pathway leads down the side of the property to the rear Garden, which has a paved path and patio area return across the back of the house enclosing a lawed Garden area with mature borders of shrubs, bushes, trees and plants providing screening.

A superbly style family home in a highly popular location.



Approx Gross Floor Area = 2049 Sq. Feet  
= 190.3 Sq. Metres

