



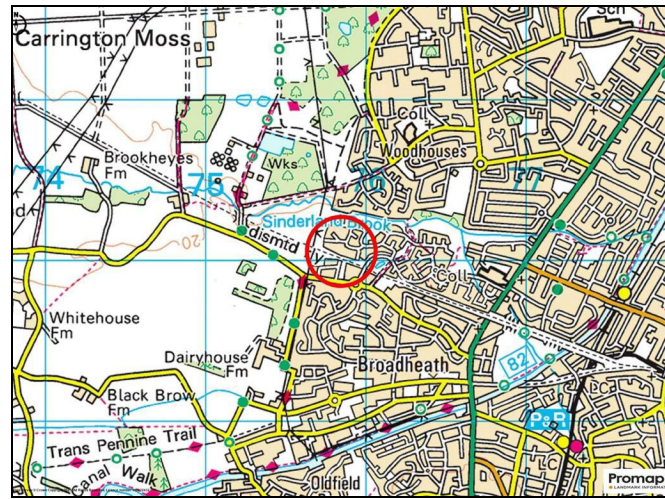
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

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

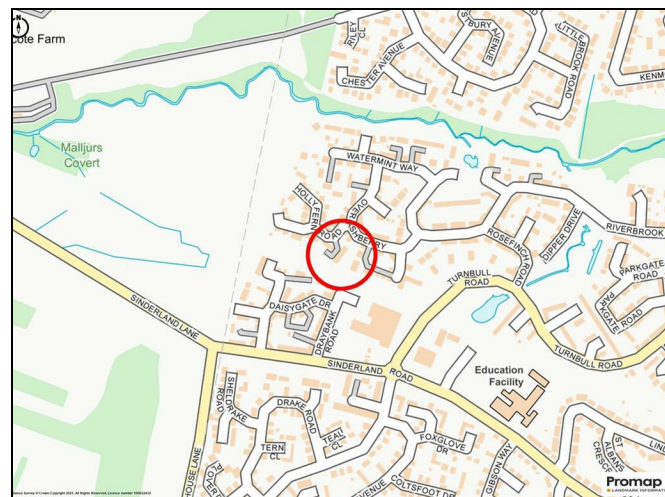


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, proceed on School Road then turn left onto Washway Rd/A56. Continue on Washway Road then turn right onto Stamford Brook Rd. At the roundabout, take the 1st exit onto Turnbull Rd then right onto Rosefinch Rd. Continue straight onto Riverbrook Rd then left onto Greenfinch Gardens. Turn right onto Over Ashberry then left onto Hollyfern Rd. Turn left onto Candleberry Cl and the property will be on the right.



# 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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

# 2 Candleberry Close West Timperley, Altrincham, WA14 5ZH



**AN IMMACULATE AND MODERN END TERRACE HOME IN A QUIET CUL-DE-SAC AND HIGHLY SOUGHT-AFTER LOCATION, IDEALLY POSITIONED CLOSE TO EXCELLENT SCHOOLS, SHOPS AND THE CENTRES OF TIMPERLEY AND ALTRINCHAM. 985SQFT**

**Porch. Hall. GFWC. Lounge. Dining Room. Three Bedrooms. Two Bath/Shower Rooms. Parking. Garage. Garden.**

**£400,000**

# in detail



An attractive and beautifully presented modern End Terraced property located on the later phase of this popular Development and enjoying a quiet cul-de-sac position, close to excellent Schools, Waitrose Supermarket, a Woodland, Altrincham Retail Park and Timperley and Altrincham centres.

The stylish property is arranged over Two Floors with the accommodation extending to some 985 square feet providing a Hall, WC, Lounge and Dining Kitchen to the Ground Floor and Three Bedrooms served by Two Bath/Shower Rooms to the First Floor.



Externally, the property is served by a Single Garage for storage and/or car parking in addition to a Parking space and there is a lawn Garden with paved and decked patio areas to the rear.

Comprising:

Canopied Porch. Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Stylish herringbone Parquet flooring.

Ground Floor WC fitted with a modern white suite and chrome fittings providing a wash hand basin and WC. Opaque window to the front elevation. Built in storage cupboard with space and plumbing for a washing machine. Access to useful under stairs storage.



Lounge is a well-proportioned room with recently installed French style doors with opening windows providing access to the rear Gardens. Bespoke Bluebell media unit with recess for wall mounted TV, display shelves and cupboards frame a contemporary fireplace making an impressive and contemporary focal point.

Dining Kitchen with an extensive range of base and eye level units with recessed lighting and quartz worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a fridge, freezer and dishwasher and there is space for a Range cooker. Window to the front elevation. Ample space for a dining table and chairs. Tiled floor. Chrome finish LED lighting.

To the First Floor Landing there is access to Three good sized Bedrooms and Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom. Window to the side elevation. Loft access point with pull down ladder and partially boarded storage space. Built in airing cupboard housing the combi boiler and providing storage space.

Bedroom One with window to the rear elevation enjoying views over the rear Gardens. Built in wardrobes with sliding doors providing ample hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. LED lighting. Chrome finish heated towel rail.



Bedroom Two with window to the front elevation. Bedroom Three is a good sized Single Room with window to the rear elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin and WC. Opaque window to the front elevation. Part tiled walls. Tiling to the floor. Chrome finish LED lighting. Extractor fan.



Externally, the property is approached via a paved path leading to the front door. The property is served by a Detached Single Garage for storage/car parking plus a Parking space. There is also additional space for parking located to the front of the property.

To the rear, there is a paved Garden patio area adjacent to the back of the house. Beyond, the Garden is laid to lawn with path leading to a further decked patio area. The Garden is enclosed within timber fencing with a gate to the side elevation.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 985 Sq. Feet  
(inc. Garage) = 91.5 Sq. Metres  
Approx Gross Floor Area = 800 Sq. Feet  
(exc. Garage) = 74.4 Sq. Metres

