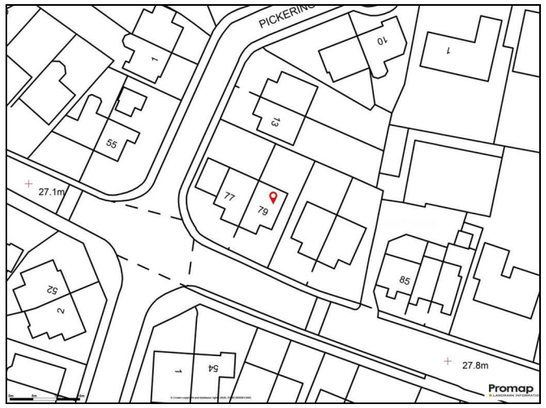
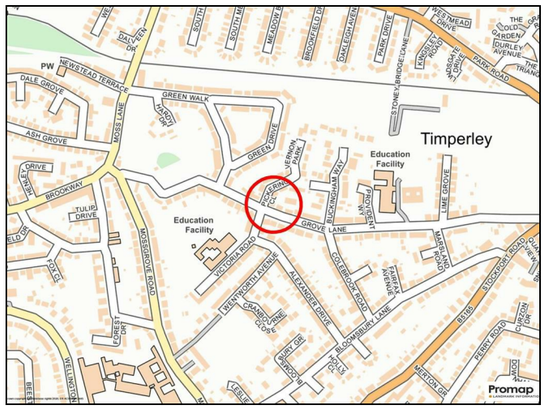
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

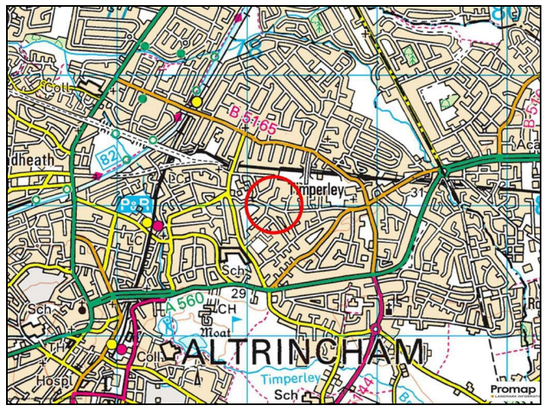
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

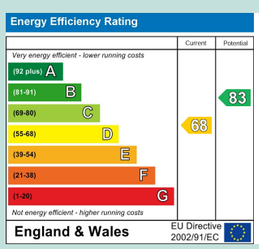


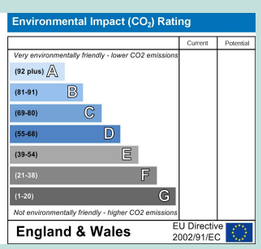




energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

WATERSONS
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79 Grove Lane

Timperley, Altrincham, WA15 6PN



A SUPERBLY PROPORTIONED SEMI DETACHED FAMILY HOME IN A POPULAR NEIGHBOURHOOD CLOSE TO TIMPERLEY VILLAGE AND WITH EXCELLENT SCHOOLS ON ITS DOORSTEP. 1212SQFT

Entrance Vestibule. Open Plan Living and Dining Room. Kitchen. Four good sized Bedrooms. Bathroom. Driveway. Integral Garage. Garden.

£495,000

www.watersons.net

in detail





A superbly proportioned Semi Detached family home, ideally positioned in this popular neighbourhood, within walking distance of Timperley Village and with The Willows and Wellington School literally on its doorstep. The property is also conveniently located within walking distance of Navigation Road and Timperley Metrolink and train stations, providing excellent transport links.

The well presented property is arranged over Two Floors with the accommodation extending to some 1212 square feet providing an Entrance Vestibule, Open Plan Living and Dining Room and a Kitchen to the Ground Floor served by Four good sized Bedrooms and a Family Bathroom to the First Floor.

Externally, there is a paved Driveway providing off road Parking returning in front of an Integral Garage and to the rear the Gardens are laid to lawn with patio areas



Comprising:

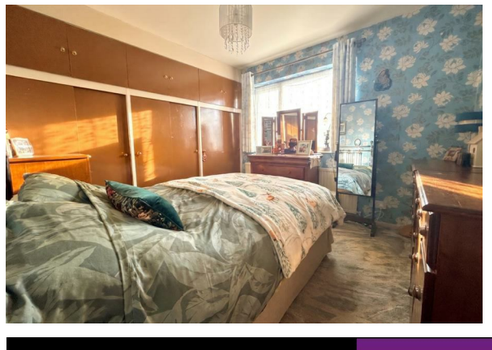
Entrance Vestibule. Open Plan Living and Dining Room. To the Living Area there is a window to the front elevation. To the Dining Area there are sliding patio doors overlooking and providing access to the Gardens to the rear.



Kitchen fitted with base and eye level units with 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 oven, grill, hob and extractor fan. There is space and plumbing for additional kitchen appliances. A window to the rear elevation enjoys views over the Gardens and a door provides access to the same. Access to useful under stairs storage.

First Floor Landing with access to Four good sized Bedrooms and a Family Bathroom. Two built in storage cupboards. Loft access point.

Bedroom One with window to the front elevation. Built in wardrobes with sliding doors provide hanging and storage space.

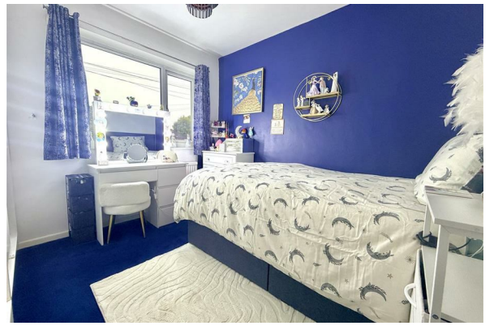


Bedroom Two with window to the rear elevation, enjoying views over the Gardens.

Bedroom Three with window to the front elevation. Built in wardrobes with sliding doors. Providing hanging and storage space.

Bedroom Four with window to the rear elevation enjoying views over the Gardens.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC. Two opaque windows to the side elevation. Built in storage cupboard.





Externally, there is a paved Driveway providing off road Parking, returning in front of the Integral Garage. Lawned Garden frontage with stocked borders.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Dining and Kitchen areas. Beyond, the Garden is laid to lawn with stocked borders with a variety of plants. Additional paved patio area.



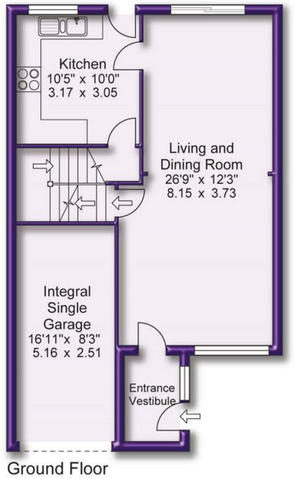
The Garden is enclosed within timber fencing.

- Freehold
- Council Tax Band D

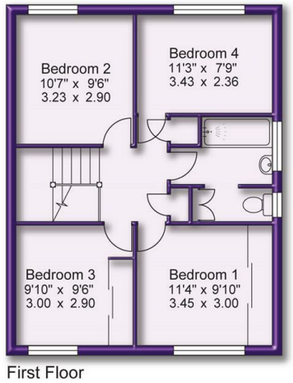




Approx Gross Floor Area = 1212 Sq. Feet
= 112.5 Sq. Metres



Ground Floor



First Floor

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