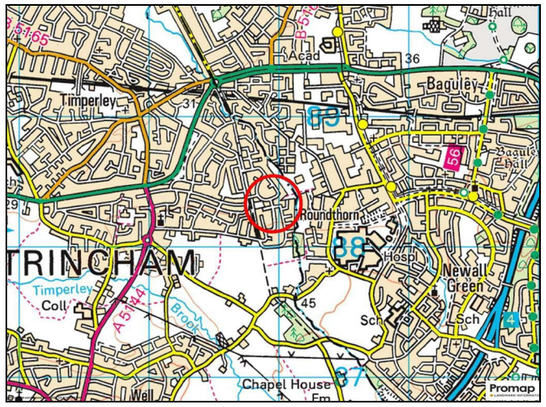
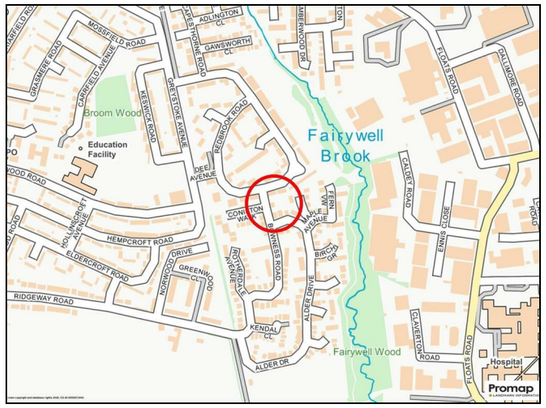
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

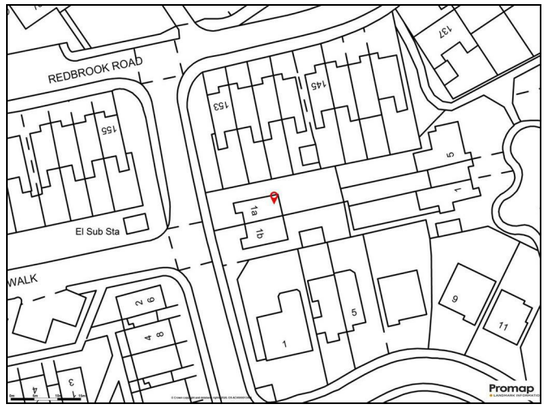
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

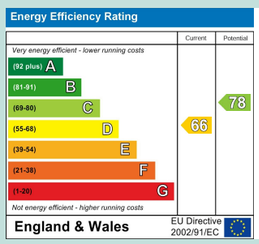


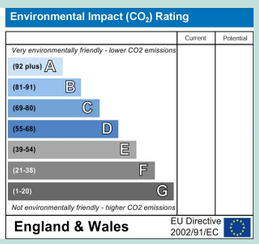




energy efficiency

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
INDEPENDENT ESTATE AGENTS

1a Bowness Road

Timperley, Altrincham, WA15 7YA



A SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION, WITHIN WALKING DISTANCE OF LOCAL SCHOOLS AND OFFERING EXCELLENT VALUE FOR MONEY WITH SCOPE TO IMPROVE. 751 SQFT

Hall. GFWC. Lounge. Dining Kitchen. Three Bedrooms. Bathroom. Driveway. Garden. No Chain.

£315,000

www.watersons.net

in detail











An excellent value for money Semi Detached family sized home located on this popular development, within walking distance of the local Primary and Secondary Schools and offering the opportunity for the incoming buyer to upgrade and improve the internal specification.

The accommodation is arranged over Two Floors extending to approximately 800 square feet and provides an Entrance Hall with Ground Floor WC off and a further door leading through to the spacious Lounge with windows to the front, fireplace feature, wood finish flooring and a staircase leading to the First Floor.

A door leads through to the Dining Kitchen with garden aspect and access and fitted with a basic range of units.

To the First Floor are Three Bedrooms, Two Doubles and a Single and these Bedrooms are served by the Bathroom fitted with a white three piece suite with shower over the bath.

Externally, a block paved Driveway provides good off street parking.

There is access down the side of the house to the rear Garden which is laid principally to lawn, enclosed within timber fencing and with conifer hedging.

Great value for money for a family sized house offered for sale with No Chain.

- Leasehold 999 years from 1 July 1990
- Council Tax Band C



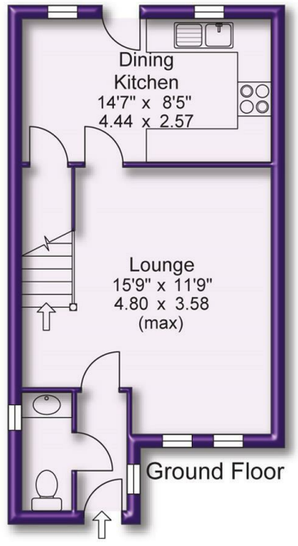


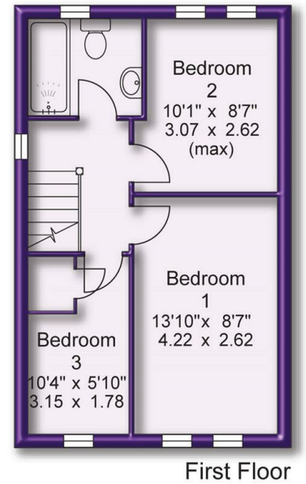






Approx Gross Floor Area = 751 Sq. Feet
= 69.8 Sq. Metres





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