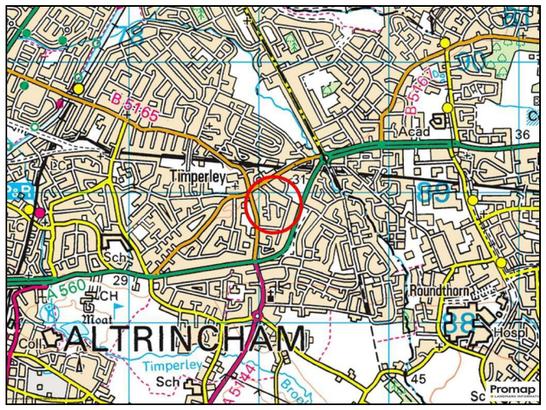
NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

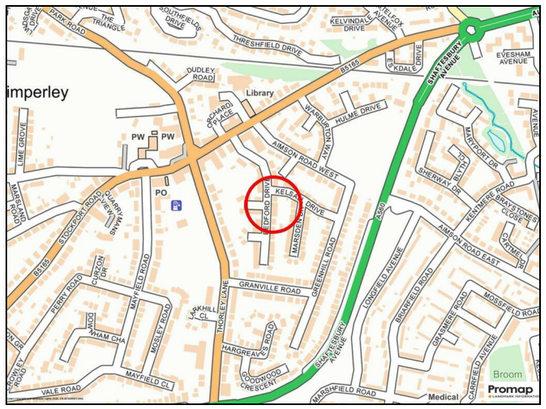
**HALE OFFICE:**
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## location



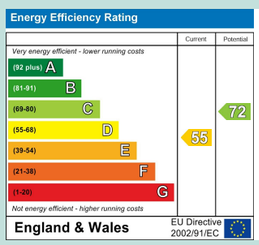



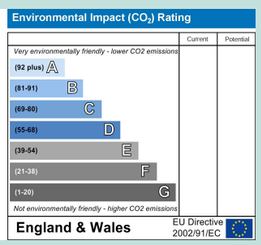




## energy efficiency

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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# 21 Bedford Drive

## Timperley, Altrincham, WA15 7XB



**A WELL PRESENTED, TRADITIONAL BAY FRONTED SEMI DETACHED FAMILY HOME WITH SUNNY ASPECT GARDEN WITHIN WALKING DISTANCE OF TIMPERLEY VILLAGE AND EXCELLENT SCHOOLS.1011 SQFT**

**Hall. WC. Lounge. Dining Room. Conservatory. Kitchen. Three Bedrooms. Shower Room. Driveway. Detached Garage. Sunny Aspect Garden. No Chain.**

**£410,000**


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# in detail





An immaculately presented, traditional bay fronted Semi Detached family home located in this popular neighbourhood, walking distance to Timperley Village and local Schools as well as being close to Altrincham Town Centre and its amenities.

The property is arranged over Two Floors with the accommodation extending to some 1011 square feet, providing a Hall, WC, Lounge, Dining Room, Conservatory and Kitchen to the Ground Floor and there are Three Bedrooms served by a Shower Room to the First Floor.







Externally, there is a Driveway providing off road Parking returning in front of a Detached Garage and to the rear a good sized lawned Garden enjoying a sunny South West facing aspect.

This property is offered for sale with no chain.

Comprising:

Enclosed Porch with tiled floor. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation.

Dining Room with bay window to the front elevation. To the chimney breast there is an electric fireplace feature. Built in shelving to either side of the recess.

Extended Lounge with contemporary fireplace feature to the chimney breast. Built in shelving to either side of the recess. Picture rail surround.

Conservatory with vaulted ceiling and of uPVC frame construction with doors and windows overlooking and providing access to the delightful Gardens to the rear. Tiled floor.

Kitchen fitted with a range of white base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Integrated oven, four ring electric hob and extractor fan over. There is space for additional kitchen appliances. Windows to the side and rear elevations and a door provides access to the same. Tiled floor.

Ground Floor WC. Opaque window to the side elevation.

To the First Floor Landing there is access to Three Bedrooms served by a Shower Room. Opaque window to the side elevation. Loft access point.

Bedroom One with window to the rear elevation enjoying views over the gardens. Built in floor to ceiling wardrobes with mirrored sliding doors.

Bedroom Two with bay window to the front elevation. Built in floor to ceiling wardrobes with mirrored sliding doors.

Bedroom Three with window to the front elevation. Built in units providing excellent storage.





The Bedrooms are served by a Shower Room fitted with a white suite and chrome fittings, providing a double width shower cubicle with electric shower, wash hand basin and WC. Opaque window to the rear elevation. Tiling to the walls.

Externally, there is a Driveway providing off road Parking and a lawned Garden frontage with stocked borders, enclosed within timber fencing.







To the rear, the Garden is accessed via doors from the Conservatory. Beyond, the Garden is laid to lawn with well stocked borders and enclosed within timber fencing.

Detached Garage with electric door and power.

This property is offered for sale with no chain.

- Freehold






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