

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



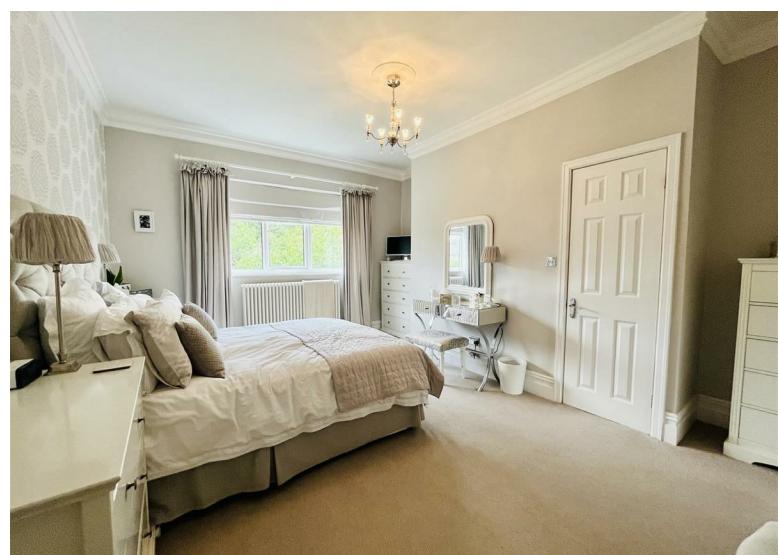
INDEPENDENT ESTATE AGENTS

## 4 Park Road

Timperley, Altrincham, Cheshire, WA14 5AU



£935,000





National Association of Estate Agents

**HALE OFFICE:**

212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622

Email: [hale@watersons.net](mailto: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](mailto:sale@watersons.net)



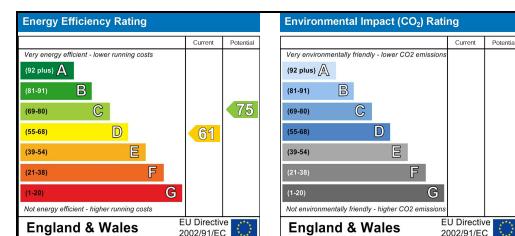
INDEPENDENT ESTATE AGENTS



propertyfinder.com

## energy efficiency

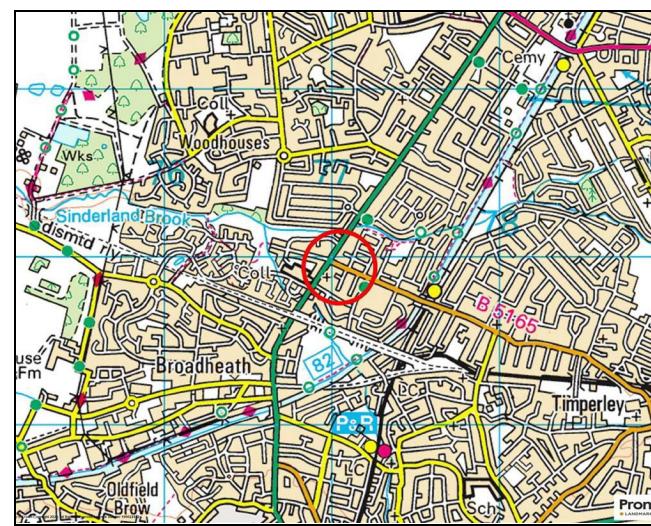
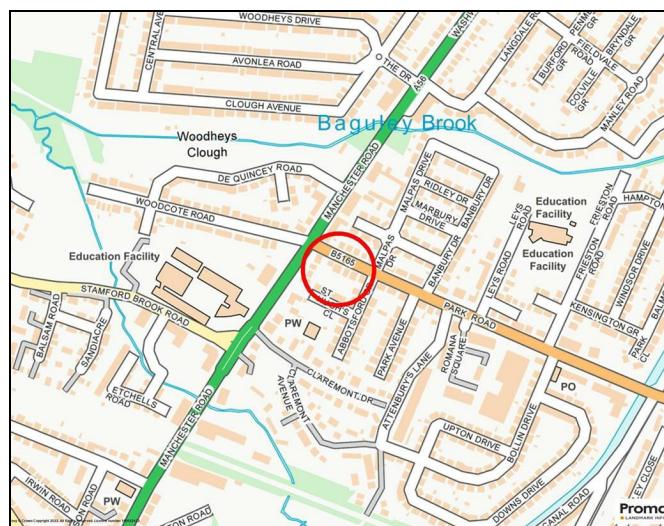
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A SUPERBLY PRESENTED, UPDATED AND IMPROVED DETACHED FAMILY HOME STANDING ON A BEAUTIFUL, MATURE 0.20 ACRE GARDEN PLOT, LOCATED IN A POPULAR NEIGHBOURHOOD, WITHIN EASY REACH OF TIMPERLEY VILLAGE. 2425sqft

Hall. Lounge. Dining Room. Family Room. Breakfast Kitchen. Utility. Five Bedrooms. Family Bathroom. Carriage Driveway. Garage. Beautiful Gardens.



# in detail

A beautifully presented, updated and improved Detached family home of generous proportions with superbly sized rooms throughout and standing on a beautiful, mature garden plot extending to 0.20 of an acre.

The property is ideally located within a few minutes' walk of Timperley Metrolink, within walking distance of Park Road Primary School and Wellington School, and within easy reach of Waitrose supermarket, Timperley Village with its range of shops, Sainsbury's Local and Costa Coffee. In addition, the property is just a short drive from the open space of Dunham Massey.

The property offers family accommodation extending to approximately 2300 square feet including the Garage providing Three Reception Rooms to the Ground Floor including a particularly appealing Family Room with two sets of patio doors onto the garden. These rooms are in addition to the Breakfast Kitchen and Utility Room.

Over the Two Upper Floors, including a Converted Loft, are Five well-proportioned Bedrooms, with Walk in Wardrobe or storage facilities to Two Bedrooms and served by a Family Bathroom.

Externally, an 'In and out' Carriage Driveway provides off street Parking leading to the long Attached Garage, whilst the Gardens truly are a beautiful feature, laid to a substantial expanse of lawn affording a high degree of all year round privacy.

A really lovely family and tastefully presented family home.

Comprising:

Hall with staircase to the First Floor, attractive window to the front and doors to the Ground Floor Living Accommodation.

Lounge with wide windows and French doors enjoying an aspect of and giving access to the gardens. Side inglenook housing an attractive fireplace feature.

Dining Room with wide bay window to the front elevation. Impressive fireplace feature

Family Room with two sets of patio doors giving access to and enjoying a beautiful aspect of the gardens. Open Plan in design to the adjacent:

Breakfast Kitchen fitted with a range of hand painted finish shaker style units with granite worktops over and integrated oven, hob extractor fan, fridge and freezer.

Rear Hall and Cloaks Area with Utility Room off.

First Floor Landing with a continuation of the staircase to the Second Floor and with panelled doors to the Bedroom Accommodation.

Principal Bedroom One with a window enjoying a garden aspect and having cleverly designed Walk in Wardrobe with extensive hanging space.

Bedroom Two with wide bay window feature to the front.

Bedroom Three with a window overlooking the garden and a substantial walk in storage space.

Bedroom Four is a much larger than average Fourth Bedroom with a window to the front.

Second Floor Loft Conversion providing a Fifth Bedroom located under the eaves of the property with attractive sloping ceilings and a skylight window to the rear. Extensive under eaves storage space.

The Bedrooms are served by a spacious Family Bathroom fitted with a white suite with chrome fittings, providing a bath with shower over, wash hand basin and WC. Extensive tiling to the walls and floor.

Externally, an 'In and out' Carriage Driveway provides off street Parking leading to the long Attached Garage.

The Gardens truly are a beautiful feature, with a large patio area accessed via the Lounge and Family Room. Beyond, the Garden is laid to a substantial expanse of lawn with beautifully maturely stocked borders affording a high degree of all year round privacy.

A lovely garden setting for this delightful family home.

- Freehold
- Council Tax Band F

