



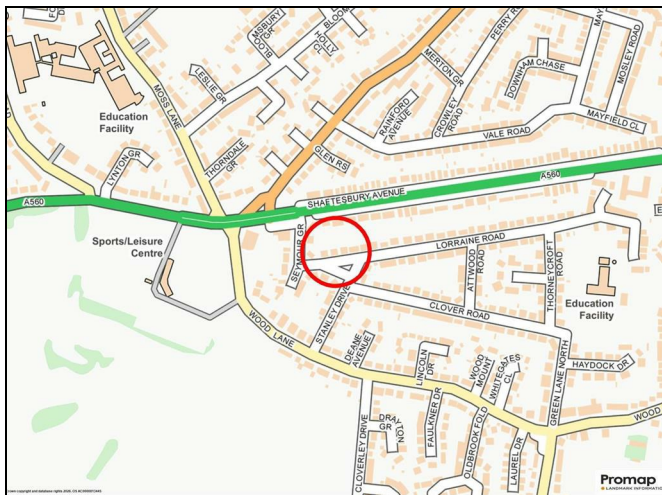
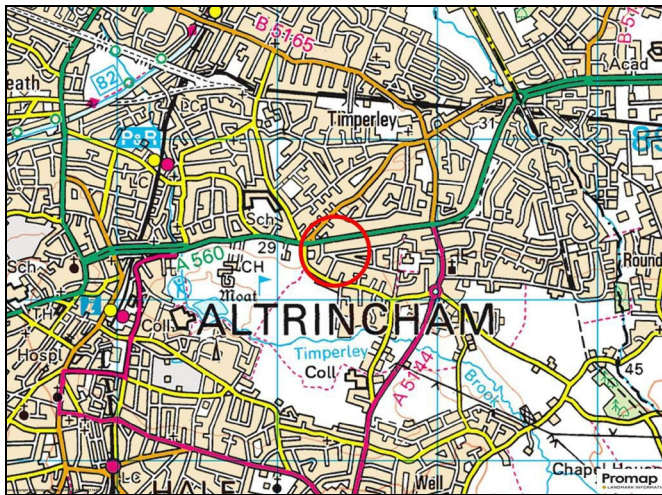
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INDEPENDENT ESTATE AGENTS

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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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.

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WATERSONS

INDEPENDENT ESTATE AGENTS

9 Lorraine Road Timperley, Altrincham, WA15 7NA



A TRADITIONAL BAY FRONTED SEMI DETACHED FAMILY HOME OFFERING EXCELLENT POTENTIAL, LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO WELLINGTON SCHOOL AND TIMPERLEY VILLAGE. 1076 SQFT

Porch. Hall. Lounge. Dining Room. Morning Room. Kitchen. Three Bedrooms. Bathroom. Separate WC. Driveway. Garage. Gardens. No Chain.

£400,000

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in detail



An appealing, traditional bay fronted Semi Detached family home in this popular location within walking distance of Wellington School and close to both Timperley Village and Altrincham Town Centre, its facilities, the popular Market Quarter and Metrolink.



The property offers excellent potential to update, extend and improve subject to any necessary consents. The accommodation currently extends to 1076 sq ft, providing Three Reception Rooms in addition to the Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Bathroom and Separate WC to the First Floor.

Externally, there is a Driveway providing ample off road Parking, returning in front of a Detached Single Garage and a good sized Garden to the rear.

This property is offered for sale with no chain and offers superb potential.

Comprising:

Enclosed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Built in cloaks cupboard with meters.

Lounge with bay window to the front elevation.

Dining Room with window to the rear enjoying views over the gardens.

Morning Room with two windows to the side elevation. Access to useful understairs storage. Built in unit.

Kitchen with window to the side elevation. Built in sink.

Rear Porch with door providing access to the gardens to the rear. A door provides access to a useful store cupboard.

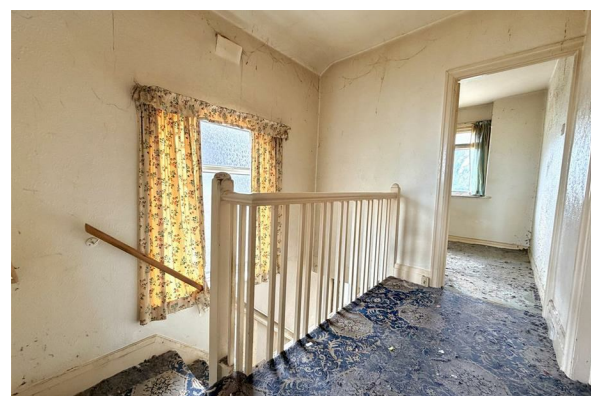
To the First Floor Landing there is access to Three good sized Bedrooms and a Family Bathroom. Opaque window to the side elevation.

Bedroom One with bay window to the front elevation.

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

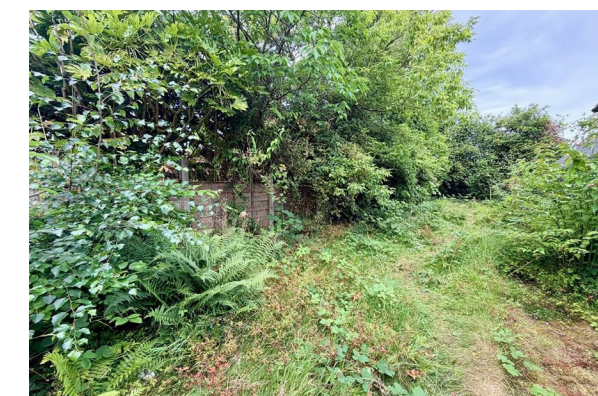
Bedroom Three is a good sized Single Room with window to the front elevation.

The Bedrooms are served by a Bathroom with white suite providing a bath and sink. Built in airing cupboard. Opaque window to the rear elevation. Tiling to the walls. Separate WC with window to the rear elevation.



Externally, there is a Driveway providing off road Parking, returning in front of the Detached Single Garage. Well stocked Garden frontage.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the door from the rear hall. Beyond, the Garden is laid lawn with well stocked borders, with a variety of plants, shrubs and trees.



The Gardens are enclosed within timber fencing.

This property is offered for sale with no chain and offers superb potential.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1210 Sq. Feet
(inc. Garage) = 112.4 Sq. Metres

Approx Gross Floor Area = 1076 Sq. Feet
(exc. Garage) = 100.0 Sq. Metres

