



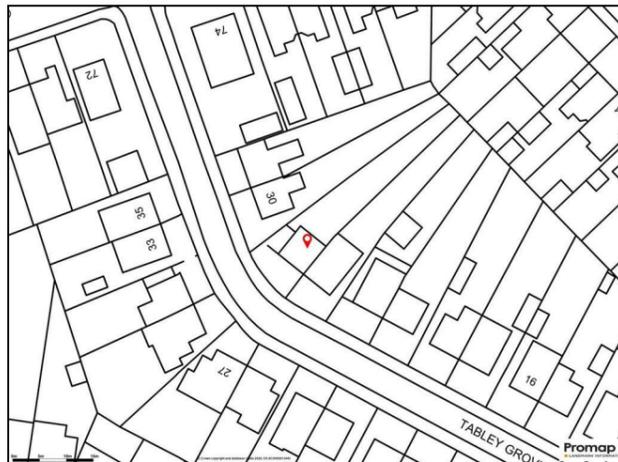
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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

# 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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

# 28 Tabley Grove

## Timperley, Altrincham, WA15 6BN



**A SUPERBLY PRESENTED, RECENTLY RENOVATED BAY FRONTED SEMI DETACHED FAMILY HOME, IDEALLY LOCATED WITHIN WALKING DISTANCE OF TIMPERLEY METROLINK STATION, STYLISHLY APPOINTED THROUGHOUT WITH AN EXCEPTIONAL REAR GARDEN OF TWO HALVES. 942SQFT**

**Hall. WC. Lounge Dining Kitchen. Three Bedrooms. Family Bathroom. Driveway. Fantastic Garden.**

**£515,000**

# in detail



Your Text Here



A superbly presented recently renovated, traditional bay fronted Semi Detached family home located in this popular neighbourhood just off Riddings Road and Greenway Road and as such within walking distance of Timperley Metrolink Station.

The property is stylishly presented throughout with excellent specification Kitchen and Bathroom fittings and features in particular a superbly sized rear Garden and if you look at the photos carefully this is a Garden of two halves!! and as such is double the expected size.

The accommodation enjoys high specification Kitchen and Bathroom fittings and provides an Entrance Porch leading into a Hallway with staircase to the First Floor and understairs storage cupboard housing a washing machine.

The Lounge has a bay window to the front, a timber clad chimney breast feature and glazed double doors through to the 250sqft Dining Kitchen. This has folding doors giving access to and enjoying aspects the Gardens.

The Kitchen is fitted with a range of grey laminated fronted units arranged around a central island unit incorporating breakfast bar. Integrated oven, hob, extractor fan and dishwasher. Door leads to a useful Ground Floor WC.

To the First Floor Landing there are Three Bedrooms, Two Double and One Single.

These Bedrooms are served by the Family Bathroom fitted with a white suite providing a bath, an open style shower area, wash hand basin with toiletry cupboard and WC.

Externally, the front of the property has a gravelled Driveway providing good off street Parking, whilst to the rear the Garden is of a fantastic size, laid principally to lawn with a fence dividing the two halves, the second half incorporating a lawn and a greenhouse

An excellent example of a popular style of property.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 942 Sq. Feet  
= 87.5 Sq. Metres

