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INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		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 that 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

# 18 West Vale Road

Timperley, Altrincham, Cheshire, WA15 7RN



A SUPERB, EXTENDED SEMI DETACHED FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT IN A DESIRABLE NEIGHBOURHOOD, CLOSE TO ALTRINCHAM TOWN CENTRE, THE MARKET QUARTER, METROLINK AND WELLINGTON SCHOOL. 2302 SQFT

HALL. LOUNGE. 550SQFT OPEN PLAN LIVING AND DINING ROOM AND BREAKFAST KITCHEN. UTILITY. FOUR DOUBLE BEDROOMS. THREE BATH/SHOWER ROOMS. DRIVEWAYS TO FRONT REAR. FANTASTIC GARDENS. 325 SQFT GARDEN ROOM. NO CHAIN.

£825,000

# in detail



A superb extended Semi Detached family home standing on a fantastic corner Garden plot in this enormously desirable part of Timperley, within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter, Metrolink and with Wellington School literally on the doorstep.

The property is much larger than many of the neighbouring comparable properties, with accommodation arranged over Two Floors that extends to approximately 2000 square feet and this is in addition to a fantastic 325 square foot Garden Room suitable for a variety of uses, including Home Office, Games Room, or part of al fresco Entertaining Space.

The accommodation provides to the Ground Floor a Lounge with bay window in addition to a fantastic 550 square foot Open Plan Living and Dining Room and Breakfast Kitchen with Utility Room off. There is a spacious Shower Room and WC also to the Ground Floor.

To the First Floor are Four excellent Double Bedrooms, one with extensive fitted furniture served by Two Bath/Shower Rooms including an En Suite facility.

This really is a first class family home in a great location, offered for sale with No Chain.

Comprising:

Entrance door to Hall with wood finish flooring that continues through much of the Ground Floor.

Ground Floor Shower Room and WC well appointed with a white suite and large open wet room style shower area.

Lounge with bay window to the front and traditional style living flame, gas fireplace.

Open Plan Living and Dining Room and Breakfast Kitchen having a fireplace feature and French doors and windows giving access to the gardens, with the Kitchen area having wide folding doors to the gardens.

The Kitchen is fitted with an extensive range of grey painted finish units with granite worktops over with integrated double oven, hob, extractor fan, and freestanding American style fridge freezer which may be available to the incoming purchaser subject to negotiation. Built in wine fridge. Central island unit incorporating breakfast bar.

Utility Room, fully fitted with space for washing machine and dryer. Door leading outside. Gas central heating boiler.

First Floor.

Bedroom One having an attractive aspect over the rear garden and served by the well appointed En Suite Shower Room.

Bedroom Two this is the largest Bedroom with extensive fitted furniture and garden aspect.

Bedrooms Three and Four are excellent Double Rooms with front aspects.

These Bedrooms are served by the Family Bathroom fitted with a white suite of whirlpool bath, double shower, 'his and her' wash and basins on a marble top, bidet and WC.

Externally, a Driveway provides off street Parking to the front and there's a secondary Driveway to the rear of the property for further vehicles.

The Garden is a fantastic feature larger than average, with raised composite decked areas adjacent to the back of the house, enclosing an ornamental pond and sitting area.



Approx Gross Floor Area = 2302 Sq. Feet  
(inc. Garden Room) = 213.9 Sq. Metres  
Approx Gross Floor Area = 1961 Sq. Feet  
(exc. Garden Room) = 182.2 Sq. Metres

