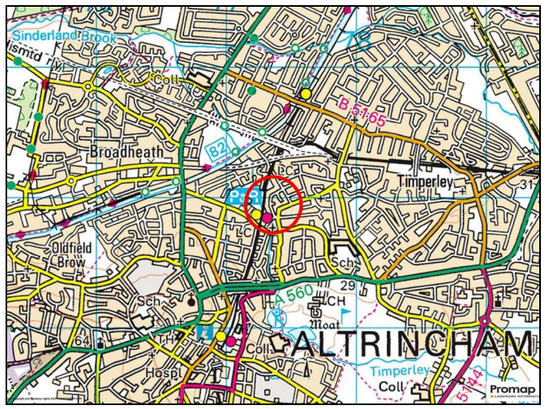
NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

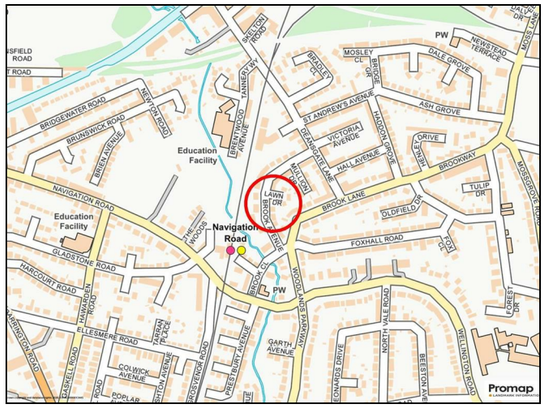
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

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location

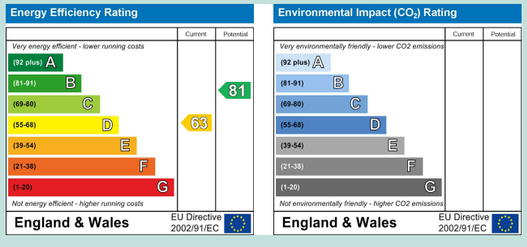






energy efficiency

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
INDEPENDENT ESTATE AGENTS

23 Brook Avenue

Timperley, Altrincham, WA15 6SJ



A WELL PRESENTED SEMI DETACHED FAMILY HOME WITH SOUTH WEST FACING GARDEN, IN A POPULAR LOCATION, WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS AND NAVIGATION ROAD METROLINK. 1052SQFT

Porch. Hall. Dining Room. Lounge. Conservatory. Breakfast Kitchen. Three Bedrooms. Bathroom. Separate WC. Driveway. Garden.

£460,000

www.watersons.net

in detail





A most appealing and immaculately presented, double height, bay fronted, traditional Semi Detached family home located in a popular part of Timperley, within walking distance of Navigation Road Metrolink, Altrincham Town Centre, its facilities and the popular Market Quarter.



The well presented property is arranged over Two Floors with the accommodation extending to some 1052 square feet, providing an Enclosed Porch, Entrance Hall, Lounge, Conservatory, Dining Room and Breakfast Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Family Bathroom with Separate WC to the First Floor.

Externally, there is a graveled Driveway providing off road Parking and to the rear a low maintenance Garden enjoying a Southwest facing aspect.

Comprising:

Enclosed Porch with window to the front elevation. Entrance Hall with staircase rising to the First Floor Landing. Doors provide access to the Ground Floor Accommodation. Solid oak flooring. Built in shelving and meter cupboard.



Dining Room with bay window to the front elevation. Attractive cast iron, coal effect fireplace feature.

Lounge with gas fire to the chimney breast. Sliding doors lead to the Conservatory with part vaulted ceiling and doors and windows overlook and provide access to the gardens to the rear. Wood flooring.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over and tiled splash back. Integrated oven, four ring gas hob and extractor fan. Ample space for additional kitchen appliances. Two windows to the side elevation and a door provides access to the same. Wall mounted gas central heating boiler.



First landing with access to Three good sized Bedrooms, Family Bathroom and Separate WC. Loft access point. Opaque window to the front elevation.

Bedroom One with bay window to the front elevation. Built in floor to ceiling wardrobes provide excellent hanging and storage space.

Bedroom Two with wide window to the rear elevation.

Bedroom Three with window to the rear elevation.





The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over with dual attachments and glazed screen and wash hand basin. Tiling to the walls and floor. Opaque window to the side elevation.

Separate WC fitted with a white suite. Opaque window to the front elevation. Tiling to the walls and floors.



Externally, there is a gravel Driveway providing off road Parking, enclosed within timber fencing.

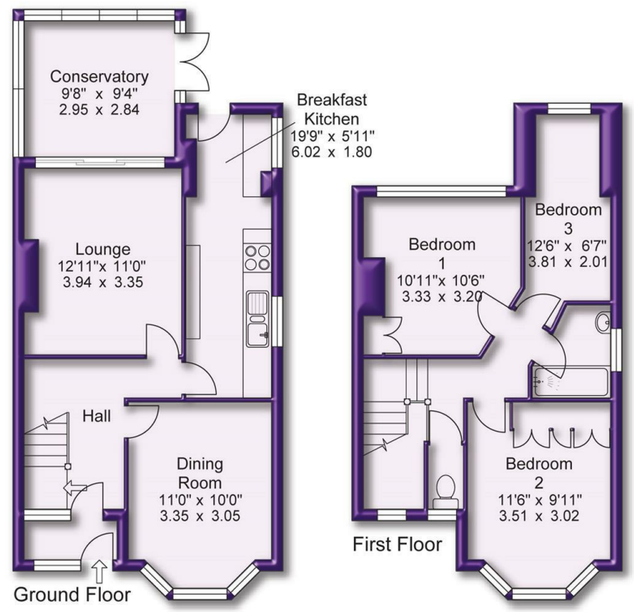
To the rear, the Garden has been designed with low maintenance in mind, with a graveled patio area adjacent to the back of the house, accessed via doors from the Breakfast Kitchen and Conservatory. Beyond, the Garden is laid to astroturf with well stocked borders with a variety of plants and shrubs. The Garden is enclosed within timber fencing and hedging.

- Freehold
- Council Tax Band C





Approx Gross Floor Area = 1052 Sq. Feet
= 97.8 Sq. Metres



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