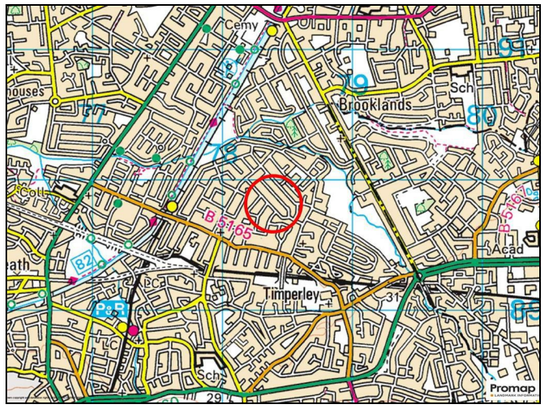
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

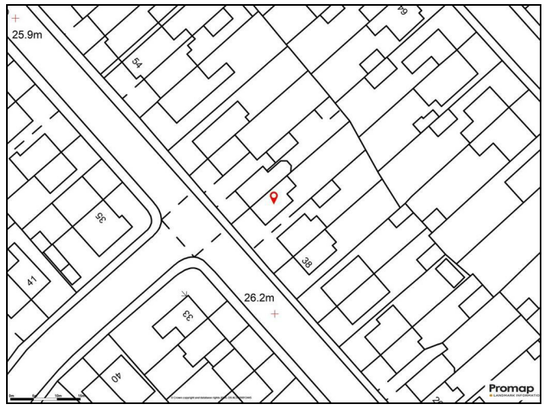
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

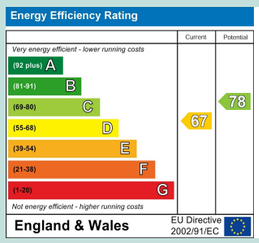


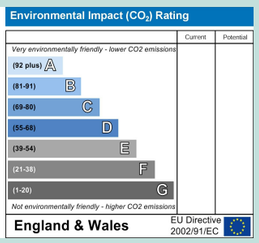




energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





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

42 Arderne Road

Timperley, Altrincham, WA15 6HJ



A BEAUTIFULLY PRESENTED, UPDATED AND IMPROVED SEMI DETACHED HOME WITH GOOD SIZE GARDEN, IN THIS POPULAR LOCATION AND CLOSE TO LOCAL SCHOOLS AND THE METROLINK. 755sqft.

Porch. Hall. Lounge. Open Plan Live In Dining Kitchen. Three Bedrooms. Family Bathroom. Driveway. Gardens.

£430,000

www.watersons.net

in detail





A beautifully presented, updated and improved traditional Semi Detached family home, located in this popular part of Timperley within walking distance of excellent schools, the Metrolink and close to Timperley Village.

The well balanced family accommodation is arranged over Two Floors, comprising of a Hall, Lounge and Open Plan Live In Dining Kitchen to the Ground Floor and there are Three Bedrooms and a Bathroom to the First Floor.







Externally, there is a Driveway providing off road parking and a good size lawned Garden with patio area to the rear.

Comprising:

Enclosed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Access to useful understairs storage. Built in meter cupboard.

Lounge with bay window to the front elevation. Built in storage cupboards with pannelled sliding doors.

Open Plan Live In Dining Kitchen with wood flooring. To the Living and Dining Areas there is an orangery style roof and French doors overlook and provide access to the Gardens to the rear.

The Kitchen Area is fitted with a range of cream coloured high gloss base and eye level units with worktops over, inset into which is a stainless steel sink with mixer tap over and tiled splashback. Integrated stainless steel double oven, four ring gas hob and extractor fan over. There is space for additional kitchen appliances. Window to the rear elevation.

To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. Window to the side elevation. Loft access point with pull down ladder to a boarded storage space.

Bedroom One with bay window to the front elevation.

Bedroom Two with window to the rear elevation.

Bedroom Three with window to the front elevation.

The Bedrooms are served by a Bathroom fitted with a modern white suite, comprising of a bath with thermostatic shower over and dual shower attachment, wash hand basin and WC. Tiled floor. Part tiled walls. Windows to the side and rear elevations. Chrome finish heated towel rail.





Externally, the property is approached via a Driveway providing off road Parking. To the rear there is an excellent patio area, ideal for outside dining and entertainment, adjacent to the back of the house and accessed via the French doors from the Live In Dining Kitchen. Beyond the Garden is laid to lawn and enclosed within timber fencing.

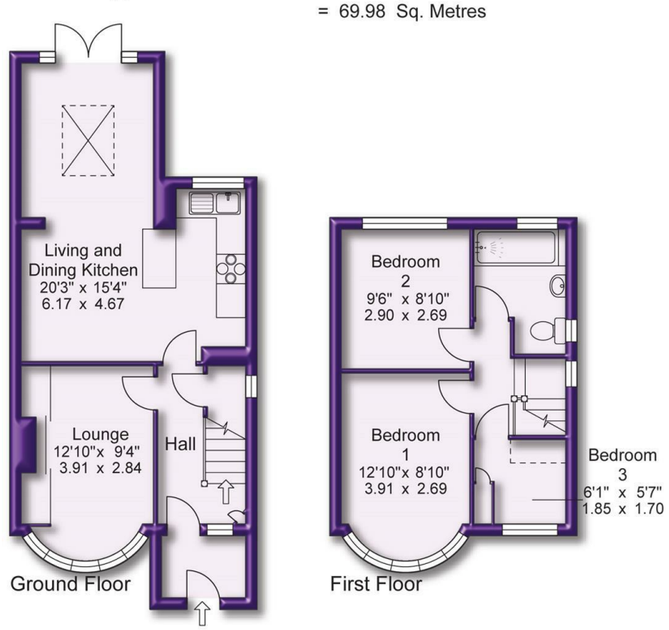






- Freehold
- Council Tax Band C

Approx Gross Floor Area = 755 Sq. Feet
= 69.98 Sq. Metres



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