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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£735,000

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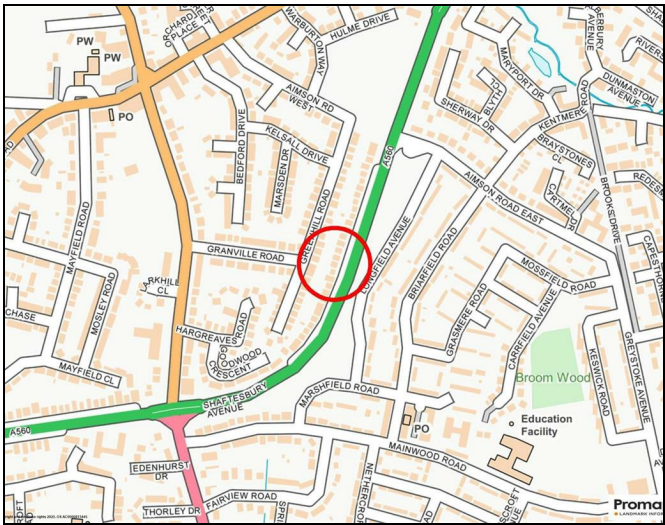
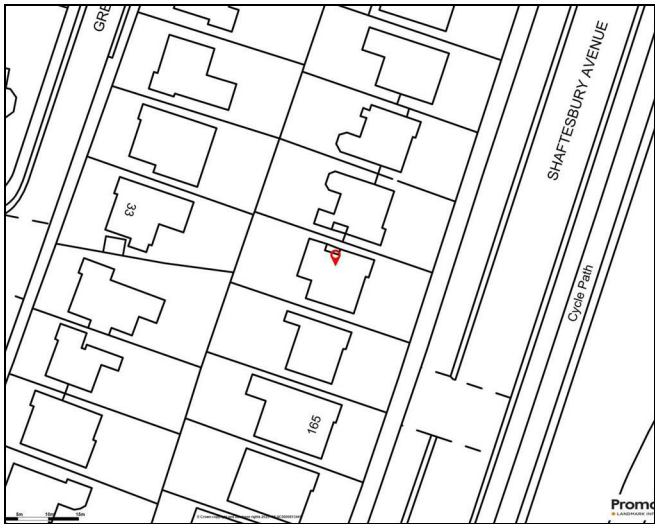
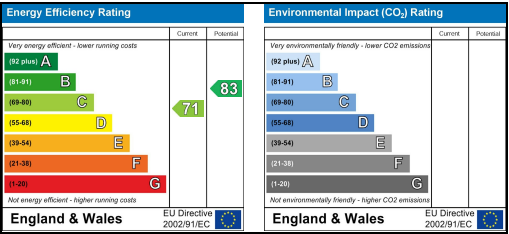
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A SUPERBLY SIZED, EXTENDED AND REMODELLED, DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO EXCELLENT SCHOOLS, TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 1736SQFT

Porch. Hall. WC. Lounge. Home Office. Open Plan Live In Dining Kitchen. Utility Room. Four Bedrooms. Three Bath/Shower Rooms. Driveway. Gardens.



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.

in detail

A superbly proportioned, updated, extended and remodelled, Detached Family Home located in this popular neighbourhood, close to excellent schools, Timperley Green and within easy reach of both Timperley Village and Altrincham Town Centre.

The well-presented property has been extended significantly and extends to some 1736 square feet providing an Entrance Hall, WC, Two Reception Rooms, Open Plan Live In Dining Kitchen and Utility to the Ground Floor and there are Four good size Bedrooms served by Three Bath/Shower Rooms to the First Floor, with Two being En Suites.

Externally, there is a driveway providing off road parking and to the rear there is a lawned Garden with paved patio area enjoying a westerly aspect.

Comprising:

Enclosed Porch. Composite front door leading to an 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.

Lounge with bay window to the front elevation and an attractive side inglenook with windows to the side elevation.

Home Office with round bay window to the front elevation.

Impressive Open Plan Live In Dining Kitchen with clearly defined areas. To the Living and Dining Area there is a part vaulted ceiling with inset Velux skylight window and a window enjoys views over the Gardens.

To the Kitchen Area bi-fold doors overlook and provide access to the Gardens to the rear. The Kitchen is fitted with an extensive range of base and eye level units with worktops over incorporating an island unit, inset into which is a one and a half bowl sink and drainer unit. Integrated appliances include a double oven, four ring induction hob with extractor fan over, fridge, freezer and dishwasher.

Utility Room with base and eye level units with worktops over. There is space and plumbing suitable for a washing machine and tumble dryer. Window to the side elevation and a door provides access to the same. Wall mounted, gas central heating boiler housed within the units.

Ground Floor WC fitted with a white suite and chrome fittings. Tiling to the sink area.

To the First Floor Landing, there is access to Four Bedrooms and Three Bath/Shower Rooms. Loft access point. Built in airing cupboard.

Principal Bedroom One with a side inglenook flanked by two corner windows and there is a round bay window to the front elevation. Built in wardrobes and display shelving provide excellent hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing a walk in wet room style shower, wash hand basin with built in storage below and WC. Tiling to the wall and floors. Built in shelving. Opaque window to the front elevation.

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

This room enjoys an En Suite Shower Room fitted a white suite providing a walk in wet room style shower, wash hand basin and WC. Extensive tiling to the walls and floors. Opaque window to the rear elevation.

Bedroom Three with round bay window to the front elevation. Built in wardrobes providing excellent hanging and storage space.

Bedroom Four with window to the rear enjoying views over the Gardens. Built in wardrobes with sliding doors and display shelving.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with shower over, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor.

Externally, there is a driveway providing off road parking and a lawned Garden frontage.

To the rear, there is a paved patio area adjacent to the back of the house accessed via the bi fold doors from the Open Plan Live In Dining Kitchen. Beyond the Garden is laid to lawn with a stocked border and enclosed within timber fencing. Detached timber Shed. The Garden is westerly facing.

- Freehold
- Council Tax Band E

