



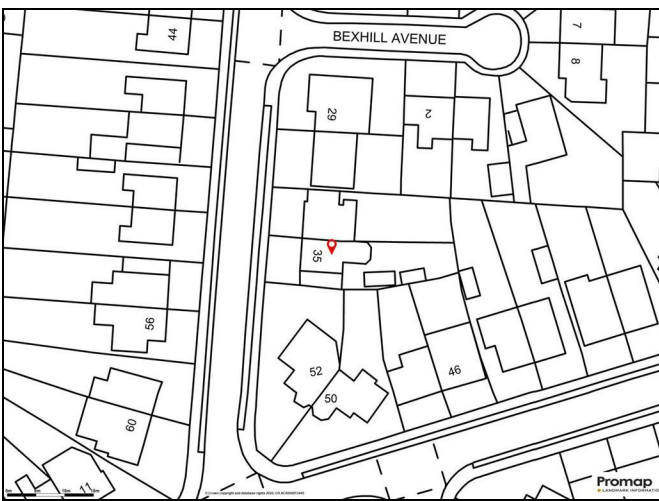
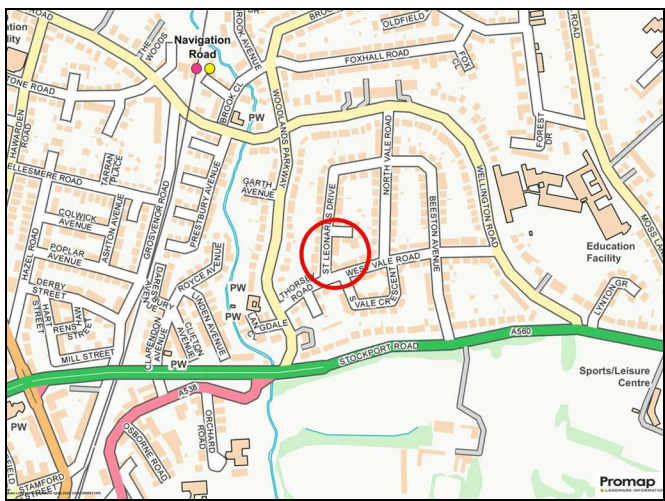
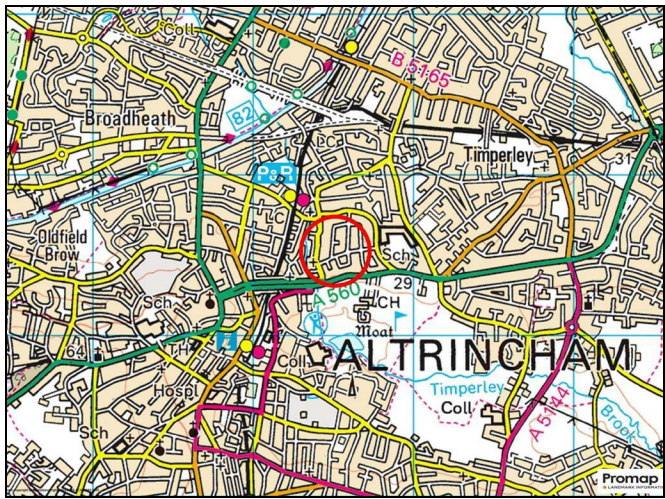
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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.



INDEPENDENT ESTATE AGENTS

35 St. Leonards Drive Timperley, Altrincham, WA15 7RS



A WELL PRESENTED, TRADITIONAL BAY FRONTED, SEMI DETACHED FAMILY HOME IN THIS POPULAR NEIGHBOURHOOD IDEAL FOR EXCELLENT SCHOOLS, METROLINK AND ALTRINCHAM AND TIMPERLEY CENTRES. 1180SQFT.

Hall. Dining Room. Lounge. Conservatory. Kitchen. Three Bedrooms. Bathroom. Separate WC. Driveway. Garage. Garden. No Chain.

£485,000

in detail



A well presented, traditional, bay fronted Semi Detached family home located in this highly popular area, walking distance to excellent schools, the Metrolink and Timperley and Altrincham Centres

The property is arranged over Two Floors with the accommodation extending to some 1180 square feet providing a Hall, Lounge, Dining Room, Conservatory and Kitchen to the Ground Floor and there are Three Bedrooms served by a Shower Room and Separate WC to the First Floor



Externally, there is a paved Driveway providing off road Parking and to the rear there is an attractive lawned Garden with patio area. Detached Garage and Shed.

Comprising:

Enclosed Porch with tiled floor. Entrance Hall with doors providing access to the Ground Floor Living Accommodation. A spindle balustrade staircase rises to the First Floor. Dado rail surround. Coved ceiling.

Dining Room with bay window to the front elevation. Coved ceiling.

Extended Lounge with French doors leading to the Conservatory. To the chimney breast there is a fireplace feature. Coved ceiling. Window to the side elevation.



Conservatory with vaulted ceiling and doors and windows overlook and provide access to the gardens to the rear. Tiled floor.

Kitchen fitted with base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated double oven and microwave oven. Space for additional kitchen appliances. Wall mounted gas central heating boiler. Window to the rear enjoying views over the gardens and a door provides access to the same. Useful under stairs storage.

To the First Floor Landing there is access to Three Bedrooms served by a Shower Room and Separate WC. Opaque window to the side elevation. Loft access point with pull down ladder leading to a boarded Loft.



Bedroom One with a bay window enjoying views over the gardens to the rear. Built in bedroom furniture including, wardrobes, cupboards and drawers provide excellent hanging and storage space.

Bedroom Two with a bay window to the front elevation.

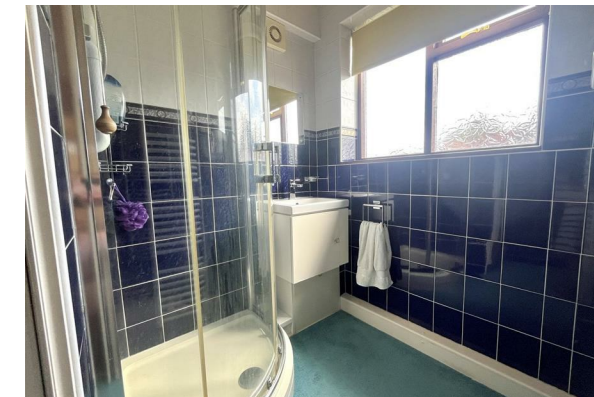
Bedroom Three is a Single Room with window to the front elevation.

The Bedrooms are served by a Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with electric shower and glazed sliding doors and wash hand basin. Opaque window to the side elevation. Tiling to the walls. Built in airing cupboard. Separate WC with an opaque window to the side elevation.



Externally, there is a paved Driveway providing off road Parking and well stocked borders.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via doors from the Conservatory and Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees and a paved path leads to a patio area. The Garden is enclosed within timber fencing and hedging.



Detached Garage. Detached timber frame Shed.

This property is offered for sale with no chain.

- Tenure Freehold
- Council Tax Band D

Approx Gross Floor Area = 1180 Sq. Feet
= 109.7 Sq. Metres

