



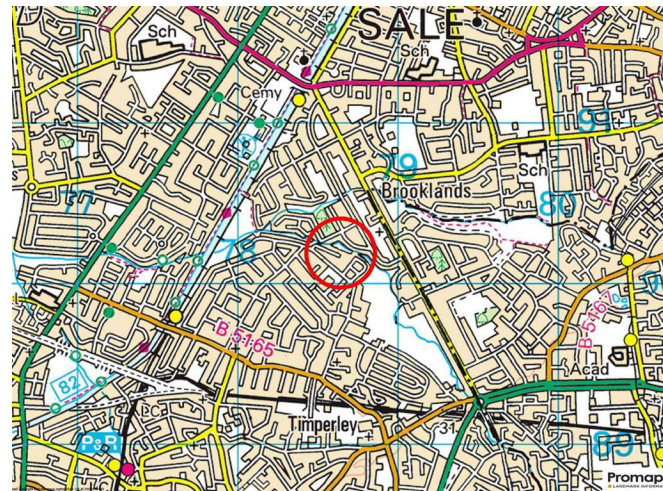
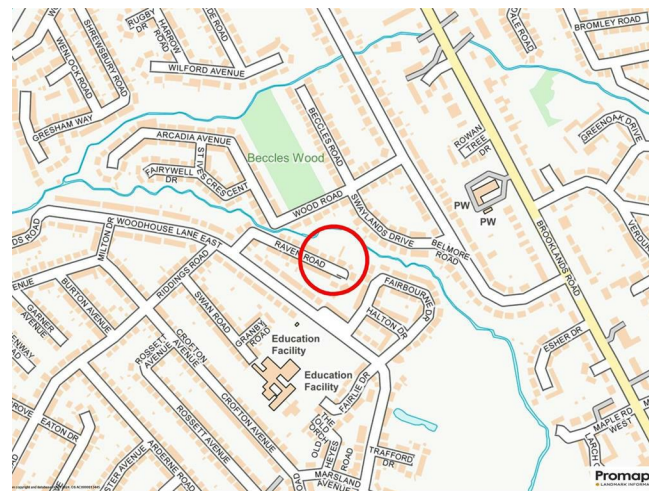
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INDEPENDENT ESTATE AGENTS

# 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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

# 19 Raven Road Timperley, Altrincham, WA15 6AP



\*\*\*BEST AND FINAL OFFERS BY THURSDAY THE 15TH OF AUGUST AT 2.00PM - ALL OFFERS BY EMAIL TO THE HALE OFFICE - PLEASE INCLUDE PROOF OF FUNDS &/MORTGAGE\*\*\*

A WONDERFUL OPPORTUNITY TO PURCHASE A TRADITIONAL BAY FRONTED SEMI DETACHED HOME WITH EXCELLENT POTENTIAL TO EXTEND STP WITH DELIGHTFUL 140FT GARDEN WALKING DISTANCE OF LOCAL SCHOOLS, SHOPS AND METRO. 965 SQFT.

\*OPEN HOUSE SATURDAY 10 AUGUST BETWEEN 2PM AND 4PM & TUESDAY 13 AUGUST BETWEEN 2PM AND 4PM - JUST TURN UP NO APPOINTMENT NEEDED\*

Porch. Hall. Dining Room. Lounge. Kitchen. Three Bedrooms. Bathroom. Separate WC. Driveway. Garage. Gardens. No Chain!

£400,000

# in detail



A wonderful opportunity to purchase a traditional bay fronted Semi Detached family home with excellent potential to extend subject to planning, located in this popular residential area on a quiet cul-de-sac within easy reach of excellent schools, local convenience shops, schools, Timperley and Brooklands Metrolink as well as being close to both Timperley Village and Altrincham Town Centre.

The well presented property is arranged over Two Floors with the accommodation extending to some 965 square feet, providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and Three Bedrooms served by a Family Bathroom and Separate WC to the First Floor.

Externally, there is a Driveway providing off road Parking and a Detached Garage and the Gardens to the rear are a particular feature extending to some 140ft with well stocked borders and providing a high degree of privacy.

This property is offered for sale with no chain!

Comprising:

Enclosed Porch with door and windows to the front elevation. Tiled floor. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Built in meter cupboard. Access to useful under stairs storage. Opaque wood frame window to the side elevation.

Dining Room with wide bay and inset double glazed uPVC frame windows. Fireplace feature. Picture rail surround.

Lounge with double glazed uPVC frame window to the rear elevation enjoying delightful views over the gardens to the rear. Fireplace feature.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and double drainer unit with mixer tap over. There is ample space for kitchen appliances. Double glazed uPVC frame windows to the rear and side elevations and a door provides access to the same.

To the First Floor Landing there is access to Three Bedrooms, served by a Family Bathroom and Separate WC. Wood frame opaque window to the side elevation. Loft access point.

Bedroom One with wide double glazed uPVC frame window to the front elevation.

Bedroom Two with double glazed uPVC frame window to the rear elevation enjoying views over the delightful gardens.

Bedroom Three with double glazed uPVC frame windows to the front and side elevations.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath and wash hand basin. Part tiled walls. Wood frame opaque window to the rear elevation. Built in airing cupboard.

Separate WC with double glazed uPVC frame opaque windows to the side elevation.

Externally, there is a paved Driveway providing off road Parking and a well stocked Garden frontage with a variety of plants, shrubs and trees.

To the rear, the gardens are a particular feature extending to some 140 feet with paved patio area adjacent to the back of the house, accessed via the door from the kitchen. Beyond the Garden is laid to a good expanse of lawn with well stocked borders with a variety of plants, shrubs and trees. The Garden is enclosed within timber fencing and hedging.

Detached Garage.

This property is offered for sale with no chain!

Agents note: The area of land consisting of the greenhouses and beyond are Leasehold with the vendors having access and use of since the purchase of the freehold property and land in 1959. Currently on a 50 year Peppercorn rent of £0 to 2042.

Approx Gross Floor Area = 965 Sq. Feet  
= 89.7 Sq. Metres

