



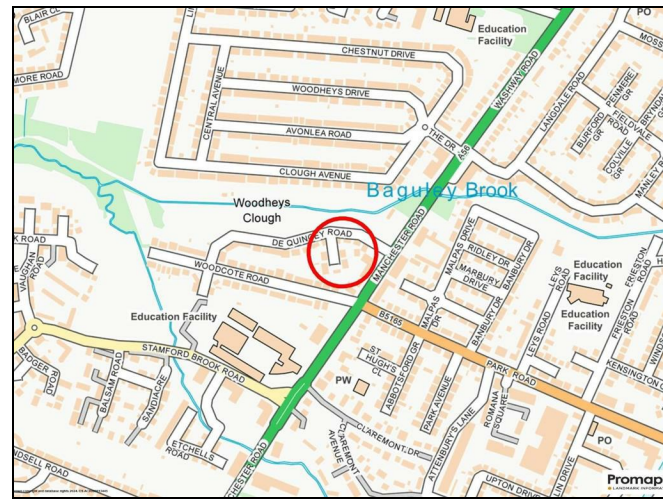
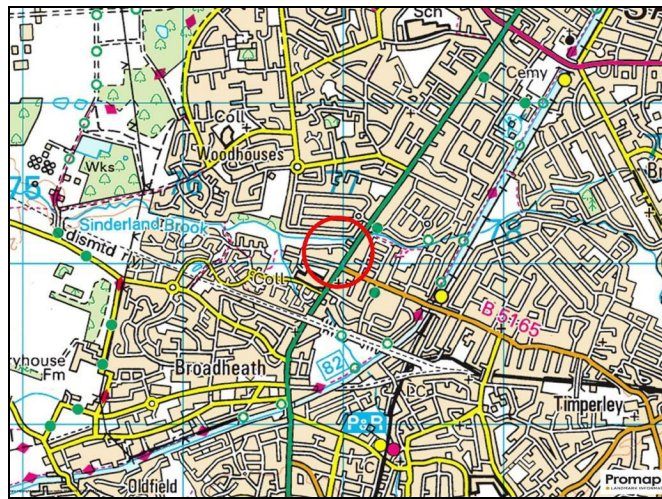
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INDEPENDENT ESTATE AGENTS

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	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	82	England & Wales	

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

1 De Quincey Close Timperley, Cheshire, WA14 5PL



A SUPERB THREE BEDROOM SEM-DETACHED FAMILY HOME LOCATED ON A QUIET CUL DE SAC CLOSE TO LOCAL SCHOOLS, THE METROLINK AND WITH DE QUINCEY PARK ON THE DOORSTEP. 981 SQUARE FEET

Hall. Lounge. Dining Room. Modern Kitchen. Three Bedrooms. Bathroom. WC. Garage. Driveway. Good Garden. No Chain.

£417,000

in detail



An appealing double height bay fronted traditional semi detached family home in a cul de sac position which is well presented and improved and ready to move into yet at the same time offers potential to extend subject to necessary consent.

The property is located in a popular part of Timperley with local convenience shops and Timperley Metrolink within walking distance and features a particularly good size Garden to the rear.

In particular the open space of De Quincey park is literally on the doorstep.

The family accommodation is arranged over Two Floors and extends to just under 1000 square feet with Two Reception Rooms to the Ground Floor in addition to the Kitchen and Three Bedrooms all with fitted furniture to the First Floor served by the Bathroom and Separate WC.

Comprising:

Entrance Porch with Entrance Door through to Hall with staircase leading to the First Floor.

Lounge with bay window to the Front Elevation and fireplace feature.

Dining Room with wood finish flooring and French doors and window giving access and enjoying aspect of the Gardens. Fireplace feature.

Kitchen, accessed via the Dining Room and the Hall with a window overlooking the Garden and a door leading to the side and is fitted with a range of laminate fronted units with wood finish worktops over with integrated stainless steel oven hob and extractor fan. Space for washing machine and fridge freezer. Integrated dishwasher. White goods to be included subject to further negotiation

First Floor Landing, serving Three Bedrooms and Bathroom and WC.

Bedroom One with a bay window to the front and built in wardrobes.

Bedroom Two with a window overlooking the rear garden. Built in wardrobes.

Bedroom Three with a window to the front.

The Bedrooms are served by the Bathroom fitted with a white suite with chrome fittings providing a bath with shower over. Wash hand basin. Extensive tiling to the walls and window to the rear.

Separate WC with matching tiling and window to the side.

Externally the front of the property is approached via a gated paved Driveway leading to the Detached Single Garage.



The property enjoys a garden frontage retained within a wall with wrought iron railings. The Garden to the rear is an excellent size for this type of property laid principally to lawn. Enclosed with timber fencing.

An excellent family home in a popular location offered for sale with no chain.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 981 Sq. Feet
= 91.2 Sq. Metres

