



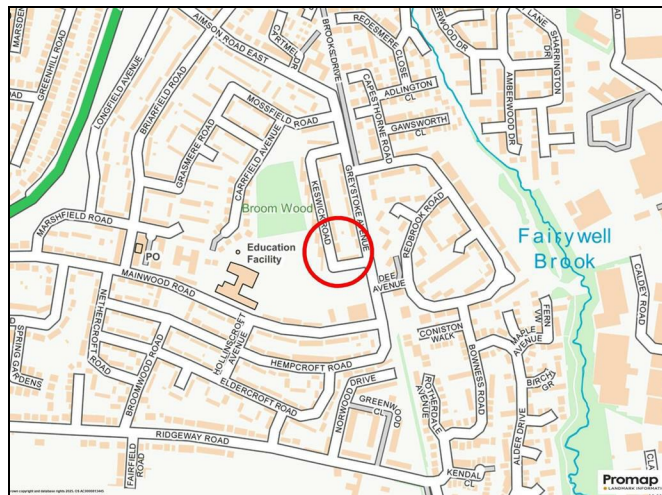
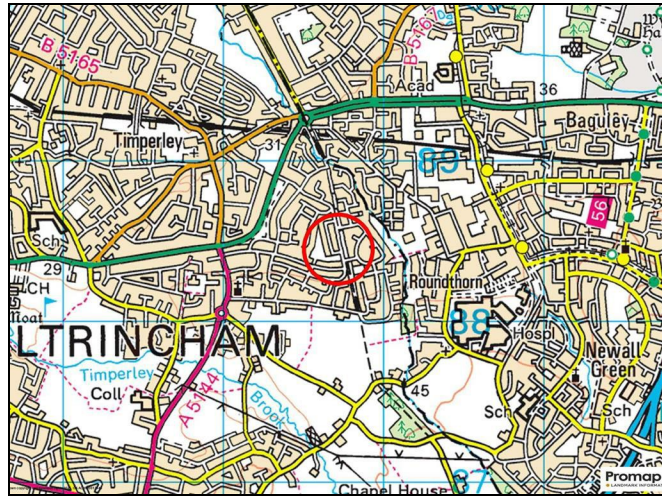
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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 <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 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

# 39 Keswick Road

## Timperley, Altrincham, WA15 7DU



**A WELL PROPORTIONED SEMI DETACHED PROPERTY IN THIS POPULAR NEIGHBOURHOOD, IDEALLY POSITIONED BEING CLOSE TO BOTH TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE AND EXCELLENT LOCAL SCHOOLS. 996 SQFT**

**Lounge. Dining Conservatory. Breakfast Kitchen. Three Bedrooms. Bathroom. Driveway. Garden.**

**£320,000**

# in detail



A well proportioned Semi Detached property in this popular location, walking distance to local convenience shops, schools and being close to both Timperley Village and Altrincham Town Centre.

The property is arranged over Two Floors with the accommodation extending to some 996 square feet, providing a Lounge, Dining Conservatory and Breakfast Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Bathroom to the First Floor.



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

Comprising:

Hall leading to an Open Plan Lounge with window to the front elevation. To the chimney breast there is a fireplace feature. A staircase rises to the First Floor Landing.

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

Breakfast Kitchen fitted with an extensive range of white, high gloss base and eye level units, with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over. There is space and plumbing for additional appliances. The worktops incorporate a breakfast bar area. Wall mounted gas central heating boiler. Two windows to the side elevation. Access to useful under stairs storage.



To the First Floor Landing there is access to three good sized Bedrooms served by a Family Bathroom. Window to the rear elevation. Loft access point. Built in airing cupboard with shelving.

Bedroom One with windows to the rear and side elevation. Built in wardrobes provide excellent hanging and storage space. Coved ceiling.

Bedroom Two with window to the rear elevation.

Bedroom Three is a good sized single room with window to the front elevation.



The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with shower attachment over, separate enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floors. Opaque window to the front elevation.

Externally, there is a gravelled Driveway providing off road parking enclosed within timber fencing and hedging.



To the rear, there is a good sized garden with paved, lawned and decked areas enclosed within timber fencing.

Detached timber shed.

- Freehold - - Council Tax Band B

