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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

78 Moss Lane

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£425,000

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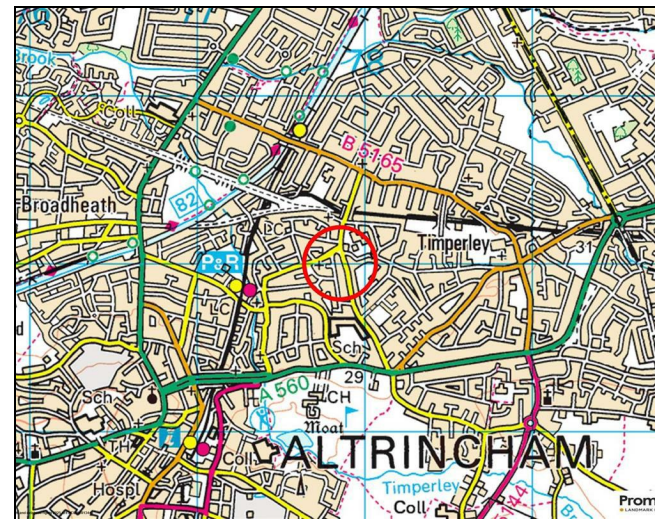
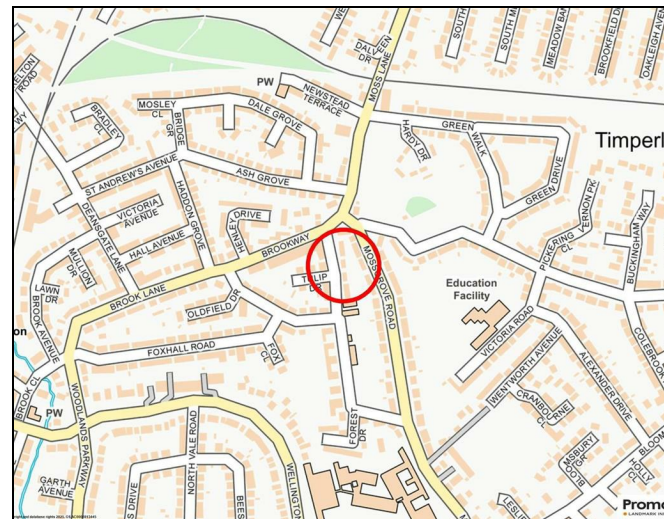
INDEPENDENT ESTATE AGENTS



energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	England & Wales	EU Directive 2002/91/EC



Overview

A SUPERBLY PROPORTIONED SEMI-DETACHED FAMILY HOME WITH DELIGHTFUL SUNNY ASPECT GARDENS. WALKING DISTANCE TO TIMPERLEY VILLAGE, SCHOOLS AND METROLINK. 981 SQ.FT.

Hall. Lounge. Dining Room. Kitchen. Three Double Bedrooms. Family Bathroom. Driveway. Delightful sunny aspect 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 Semi Detached Family Home located on this highly popular road, within walking distance of excellent local schools, Timperley Village and Metrolink Stations.

The well presented property is arranged over Two Floors with the accommodation extending to some 981 sq ft providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and there are Three Double Bedrooms served by a Family Bathroom to the First Floor.

Externally, the Gardens are a particular feature, mainly laid to lawn with well stocked borders and enjoy a sunny aspect.

Comprising:

Enclosed Porch with doors and windows to the front and side elevations. Tiled floor.

Entrance Hall with staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation. Access to useful downstairs storage. Picture rail surround.

Dining Room with double glazed window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with tiled hearth and wood surround. Built in cupboards and display shelving to either side of the recess. Coved ceiling.

Lounge with wide sliding patio doors enjoying views over and providing access to the delightful Gardens to the rear. Built in display shelving with lighting to either side of the chimney breast recess. Electric fireplace feature to the chimney breast. Coved ceiling.

Kitchen fitted with a range of base and eye level units with worktops over inset into which is a stainless steel sink and drainer unit with tiled splashback. Ample space for Kitchen appliances. Three double glazed windows to the side, front and rear elevations. Wall mounted gas central heating boiler.

To the First Floor Landing there are Three Double Bedrooms served by a Family Bathroom. Opaque double glazed window to the front elevation. Picture rail surround. Loft access point. Built in airing cupboard.

Bedroom One with double glazed window to the front elevation. Built in wardrobes, bedside units and dressing table provide excellent hanging and storage space.

Bedroom Two with a double glazed window to the rear elevation enjoying views over the Gardens to the rear. Cast iron fireplace feature to the chimney breast. Picture rail surround.

Bedroom Three with a double glazed window to the rear elevation. Picture rail surround.

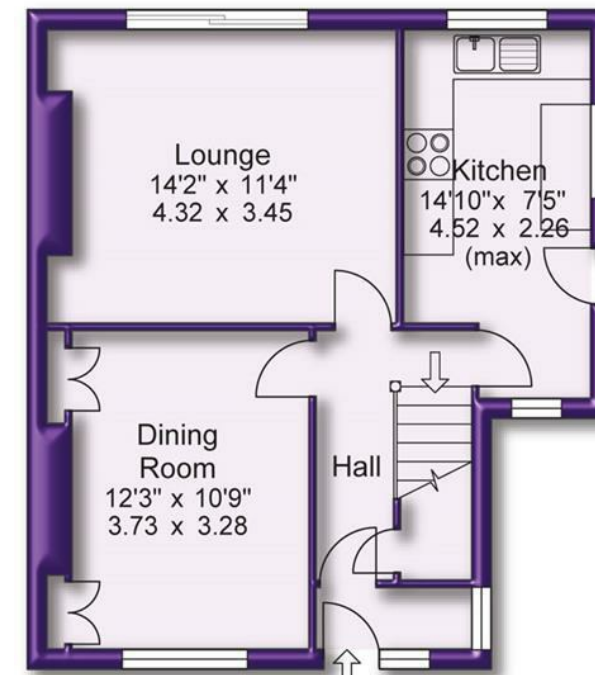
The Bedrooms are served by a Family Bathroom fitted with a coloured suite and chrome fittings providing a bath with thermostatic shower over, wash hand basin and WC. Opaque double glazed window to the side elevation.

Externally, there is a paved driveway providing ample off road parking with gated access to the side of the property. The Gardens to the front are mainly laid to lawn with well stocked borders with a variety of plants, shrubs and trees and enclosed within hedging and timber fencing.

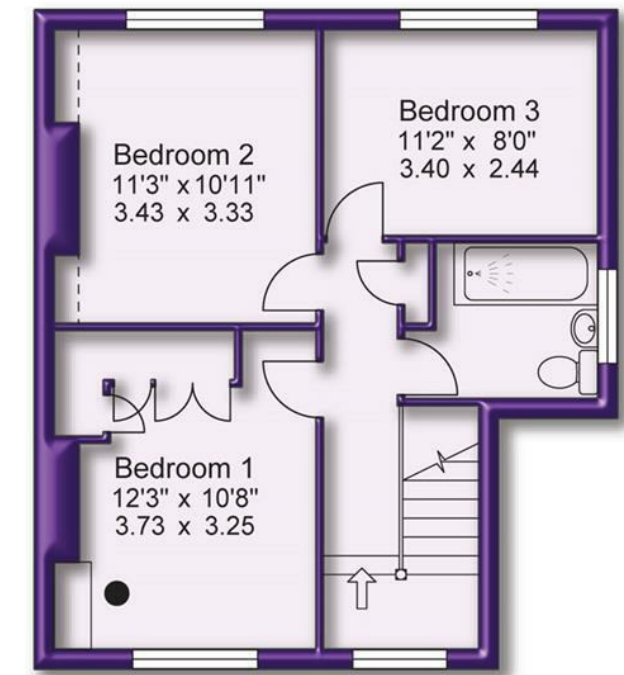
To the rear, the Gardens are a particular feature with a paved patio area adjacent to the back of the house accessed via the sliding patio doors from the Lounge. Beyond the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees and with pond feature. The Garden is enclosed within timber fencing and enjoys a south facing aspect.

- COUNCIL TAX BAND - C

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



Ground Floor



First Floor