



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 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

10 Vaudrey Drive Timperley, Altrincham, WA15 6HQ



A WELL PRESENTED AND SUPERBLY PROPORTIONED, EXTENDED SEMI DETACHED FAMILY HOME WITH GOOD SIZED GARDEN, IDEALLY LOCATED IN THIS POPULAR NEIGHBOURHOOD WITHIN EASY WALKING DISTANCE OF TIMPERLEY METROLINK AND EXCELLENT SCHOOLS. 1054SQFT

Porch. Hall. Family Room. Lounge. Dining Kitchen. GFWC. Three Bedrooms. Bathroom. Driveway. Lovely Garden. Garden Store.

£450,000

in detail



An appealing, extended traditional bay fronted Semi Detached family home with particularly good sized Garden, located in a popular neighbourhood, walking distance to Heyes Lane School, Timperley Village and the Metrolink.

The well presented accommodation extends to some 1054 square feet arranged over Two Floors and provides a Porch, Hall, Family Room, Lounge and Dining Kitchen to the Ground Floor and Three Bedrooms and a Family Bathroom to the First Floor.



Externally, there is a Driveway providing off road Parking and to the rear there is a lawned Garden with patio area enjoying a sunny aspect.

Comprising:

Porch with window to the side. Entrance door leading to a Hall with staircase rising to the First Floor with under stairs storage. Doors provide access to the Ground Floor Living Accommodation. Wood flooring.

Family Room with bay window to the front elevation.

Lounge. A superbly proportioned, extended room with window to the rear and French door overlooking and providing access to the garden. Fireplace feature with electric stove fire.

Extended Dining Kitchen is a superb room with wide window overlooking the garden and an additional window and door to the side providing access to the garden.

The Kitchen is fitted with a range of white high gloss base and eye level units with worktops over, inset into which is a sink and drainer unit. Integrated oven, hob and extractor fan over. Space for an American style fridge freezer and additional kitchen appliances. Useful storage cupboard. A door leads through to the Ground Floor WC.

To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. Window to the side elevation. Loft access point.

Bedroom One with bay window to the front. Built in wardrobes along one wall providing excellent hanging and storage space.

Bedroom Two is another well-proportioned room with window overlooking the rear garden.

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

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin with storage cupboard below and WC. Opaque windows to the side elevation. Tiling to the walls.

Externally, there is a Driveway providing generous off road Parking. EV Charger.



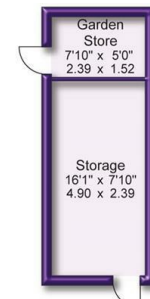
To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Lounge and Kitchen. Beyond, the Garden is of a great size, mainly laid to lawn, enclosed within hedging and fencing and enjoys a sunny aspect.

Detached Garden Store



A lovely family home in a popular neighbourhood.

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 1054 Sq. Feet
(exc. Outbuilding) = 98.0 Sq. Metres

