



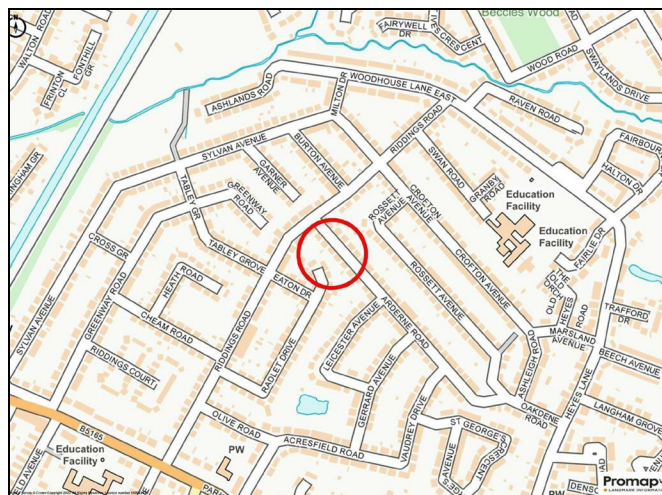
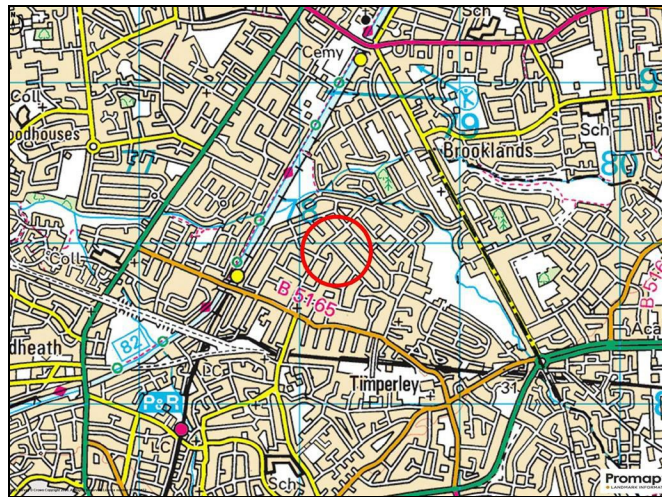
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INDEPENDENT ESTATE AGENTS

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			85
(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 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.



INDEPENDENT ESTATE AGENTS

77 Arderne Road

Timperley, Altrincham, Cheshire, WA15 6HW



A WELL PRESENTED THREE DOUBLE BEDROOM SEMI DETACHED HOME IN POPULAR NEIGHBOURHOOD CLOSE TO GOOD SCHOOLS, SHOPS AND METROLINK. 1046sqft.

Hall. Lounge. Dining Room. Kitchen. Three Double Bedrooms. Bathroom. Driveway. Gardens. No Chain

£425,000

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in detail



A well presented, updated, improved and extended bay fronted Semi Detached family home located in this most popular neighbourhood close to local shops, excellent schools, the Metrolink and Timperley Village.

The property is arranged over Two Floors with the accommodation extending to some 1046 sqft 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, there is a Driveway providing off road Parking and to the rear there is a good sized sunny aspect Garden.

Comprising:

Enclosed Porch with uPVC double glazed door and windows to the front elevation. Tiled floor.

Entrance door with stained and leaded glass window feature. Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Built in meter cupboard. Dado rail surround.

Lounge is a superbly sized Reception Room with wide bay window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with stone hearth and wood surround. Double doors lead to the:

Dining Room with French doors overlooking and providing access to the Gardens beyond.

The Kitchen is fitted with an extensive range of cream coloured base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven, four ring gas hob with extractor fan over, fridge, freezer and there is space and plumbing for addition kitchen appliances. Double glazed uPVC window to the side elevation and French doors overlook and provide access to the Garden. Chrome finish halogen lighting. Access to useful under stairs storage.

To the First Floor Landing doors lead to Three Double Bedrooms and a Family Bathroom. Loft access point with pull down ladder housing a gas central heating boiler. Opaque window to the side elevation

Bedroom One with window to the rear elevation enjoying views over the Gardens. There are built in wardrobes, drawers, cupboards and shelves along one wall providing ample hanging and storage space.

Bedroom Two with wide uPVC double glazed window to the front elevation. Dado rail surround.

Bedroom Three is a Third Double Bedroom with two uPVC double glazed windows to the side and rear elevations. There are built in wardrobes providing ample hanging and storage space.



The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings providing a bath with electric shower over, wash hand basin with built in storage below and WC. Part tiled walls. Double glazed uPVC opaque window the front elevation. Halogen lighting.

Externally, there is a paved Driveway providing off road Parking. There is also a lawned Garden frontage, retained from the road by way of brick walling.



To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Dining Room and Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees, enclosed within timber fencing.

The Garden enjoys a West facing therefore sunny aspect.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 1046 Sq. Feet
= 97.1 Sq. Metres

