



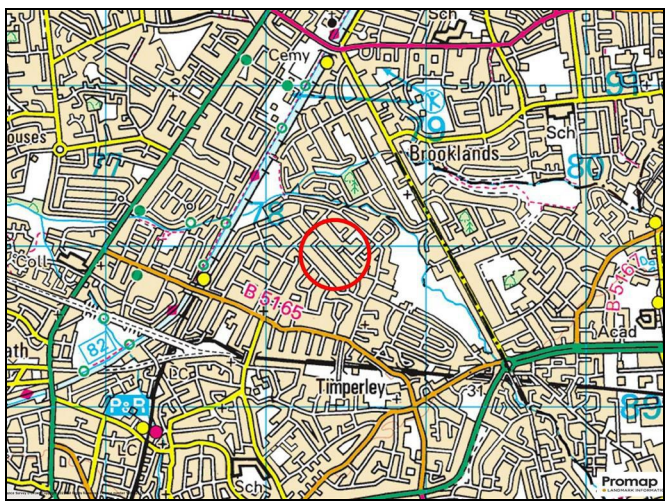
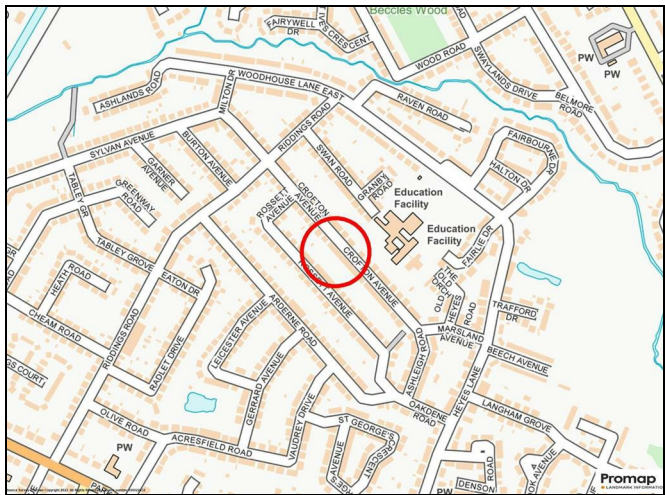
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INDEPENDENT ESTATE AGENTS

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			
(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.



WATERSONS

INDEPENDENT ESTATE AGENTS

44 Crofton Avenue Timperley, Altrincham, WA15 6DA



A SUPERB OPPORTUNITY TO ACQUIRE THIS TRADITIONAL BAY FRONTED SEMI DETACHED HOME, WALKING DISTANCE TO LOCAL SCHOOLS, SHOPS AND METRO WITH LOVELY GARDEN AND SCOPE TO EXTEND/IMPROVE STP. 917SQFT

Hall. Lounge. Dining Kitchen. Bathroom. Three Bedrooms. Driveway. Garage. Gardens. NO CHAIN!

£375,000

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in detail



A superb opportunity to acquire this well maintained, traditional, bay fronted Semi Detached family home, located in a popular part of Timperley within walking distance of local convenience shops, Timperley Metrolink on Park Road and offering enormous potential to remodel and extend, subject to any necessary consents.



The property provides approximately 900 square feet of accommodation arranged over Two Floors, including the Garage which has scope to convert, and provides a good sized Lounge to the Ground Floor, in addition to a Dining Kitchen and a Ground Floor Bathroom.

There are Three Bedrooms to the First Floor, with potential to extend over the Garage or indeed to the rear of the property which would enable a Three of Four Bedroom configuration and Bathroom to the First Floor.

A particular feature of the property is the lovely, sunny and good sized rear Garden.

Comprising:

Hall with staircase rising to the First Floor.

Lounge with bay window to the front. Fireplace feature.

Rear Hall with access to the Dining Kitchen, Bathroom and Garage.

Dining Kitchen, broadly L Shaped with two windows to the rear and a door leading to the garden. The kitchen is fitted with a range of wood fronted units and there is space for freestanding appliances.

Ground Floor Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Window to the rear elevation.

First Floor Landing serving Three Bedrooms

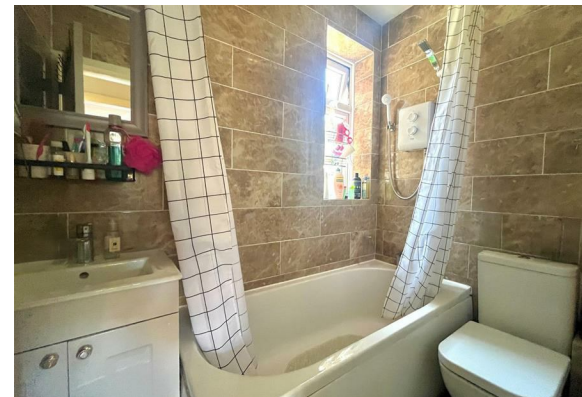
Bedroom One is a superbly sized room with a wide bay window to the front and an additional secondary window.

Bedroom Two with a window overlooking the rear.

Bedroom Three also overlooking the rear gardens.

Externally, there is a Driveway providing off road Parking, leading to the long attached Garage, with scope to convert.

The rear Garden has a paved path and patio area running across the back of the property. Beyond the Garden is laid to a good expanse of lawn with stocked borders and a backdrop of mature trees within the boundaries of this and neighbouring properties providing a most attractive outlook.



The property benefits front uPVC double glazing and gas central heating.

Offered for sale with No Chain!

- Tenure - TBC - - Council Tax Band C



Approx Gross Floor Area = 917 Sq. Feet
= 85.00 Sq. Metres

