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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

42 Attenburys Lane

Timperley, Altrincham, WA14 5QN



£485,000

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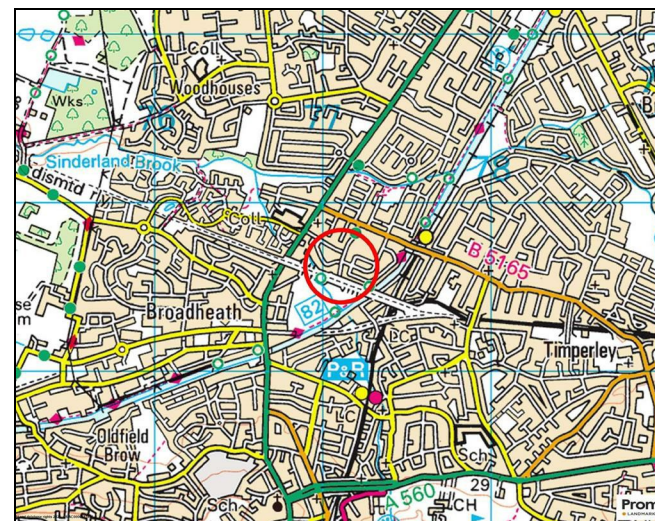
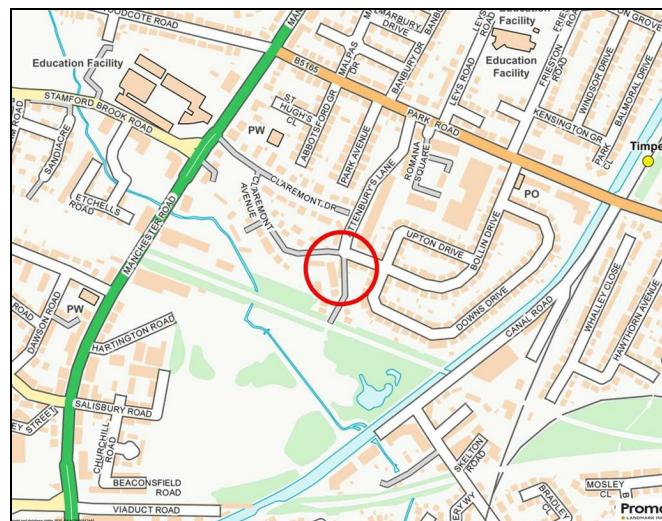
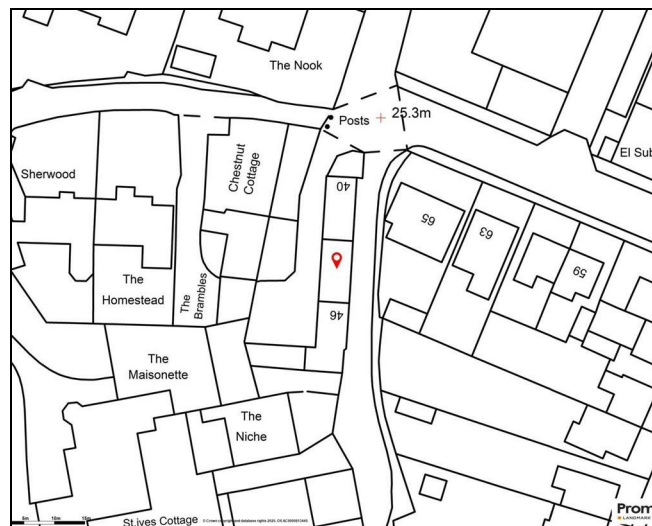
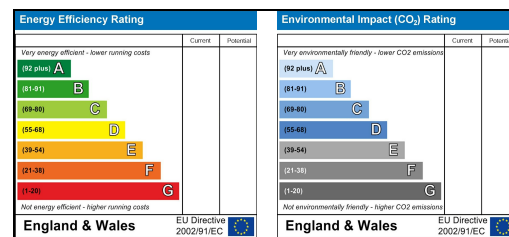


INDEPENDENT ESTATE AGENTS



energy efficiency

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



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 movable 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.

overview

A BEAUTIFULLY APPOINTED BARN CONVERSION LOCATED IN A QUIET CUL-DE-SAC
WITH EASY ACCESS TO THE METROLINK, CANAL WALKS, TIMPERLEY VILLAGE AND
ALTRINCHAM TOWN CENTRE. 903 SQFT

Open Plan Living and Dining Kitchen. GFWC. Two Double Bedrooms. Bathroom. Two Allocated Parking Spaces. Sunny Aspect Garden.



in detail

An opportunity to purchase a beautifully appointed, Barn Conversion, one of only three properties on a quiet cul-de-sac walking distance to the Metrolink, canal walks, local schools and shops and close to both Timperley Village and Altrincham Town Centre.

The stunning property is arranged over Two Floors with the recently refurbished accommodation extending to some 903 square feet providing an Open Plan Living and Dining Kitchen to the Ground Floor in addition to a WC and Two Double Bedrooms served by a stylish Bathroom to the First Floor.

Externally, there are Two Allocated Parking Spaces in addition to an attractive, low maintenance Garden with a sunny aspect.

Comprising:

Impressive Open Plan Ground Floor Living and Dining Kitchen with Amtico flooring throughout. To the Living and Dining Areas there are bi-folding doors which overlook and provide access to the attractive gardens to the front. Additional window to the front elevation. A spindle balustrade staircase rises to the First Floor and a door provides access to understairs storage.

The Kitchen Area is fitted with an extensive range of contemporary high gloss base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include an oven, four ring hob with extractor fan over, fridge, freezer, washing machine, dishwasher and wine cooler. Window to the front elevation.

Ground Floor WC fitted with a modern white suite and chrome fittings. Tiling to the sink area. Wall mounted gas central heating boiler.

To the First Floor Landing there is access to Two Double Bedrooms and a stylishly appointed Bathroom. Opaque window to the rear elevation.

Bedroom One with attractive sloping ceilings with inset Velux window and an additional window to the front elevation. Exposed beam feature. Built in mirrored sliding door wardrobes providing excellent hanging and storage space.

Bedroom Two with attractive sloping ceilings with inset Velux window and an additional window to the front elevation. Exposed beam feature. Built in mirrored sliding doors providing excellent hanging and storage space.

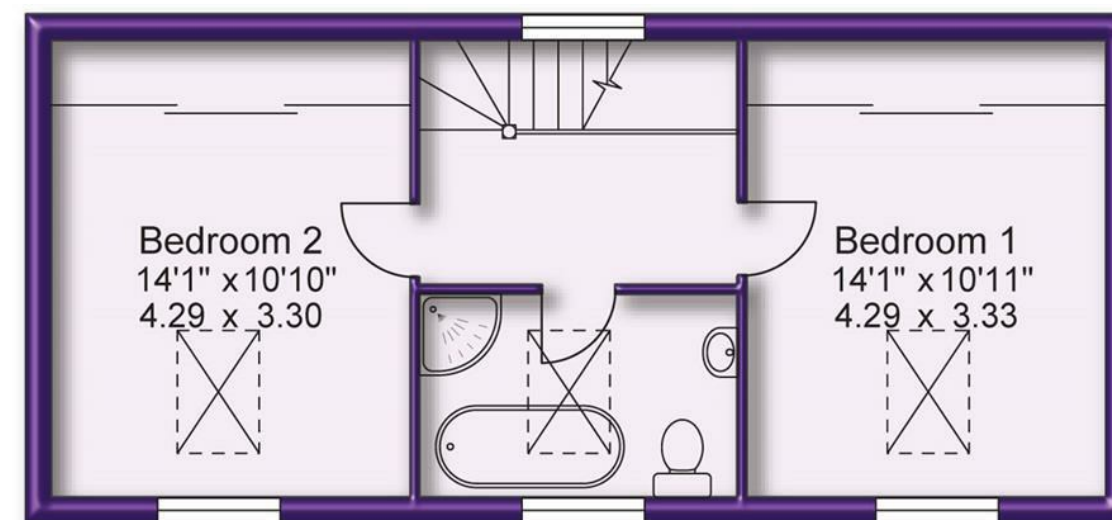
The Bedrooms are served by a stylishly appointed Bathroom fitted with a contemporary white suite and black fittings, providing a freestanding standalone bath, separate enclosed shower cubicle with thermostatic shower and glazed sliding door, wash hand basin with built in storage and WC. Porcelain tiling to the walls. Luxury waterproof flooring. Inset Velux window. Opaque window to the front elevation.

Externally, the property is approached via a shared Driveway leading to Two Allocated Parking Spaces.

The low maintenance Gardens are a delightful feature, recently landscaped with Indian stone patio area and AstroTurf lawn, enclosed within timber fencing and a privacy screen. Summer House.

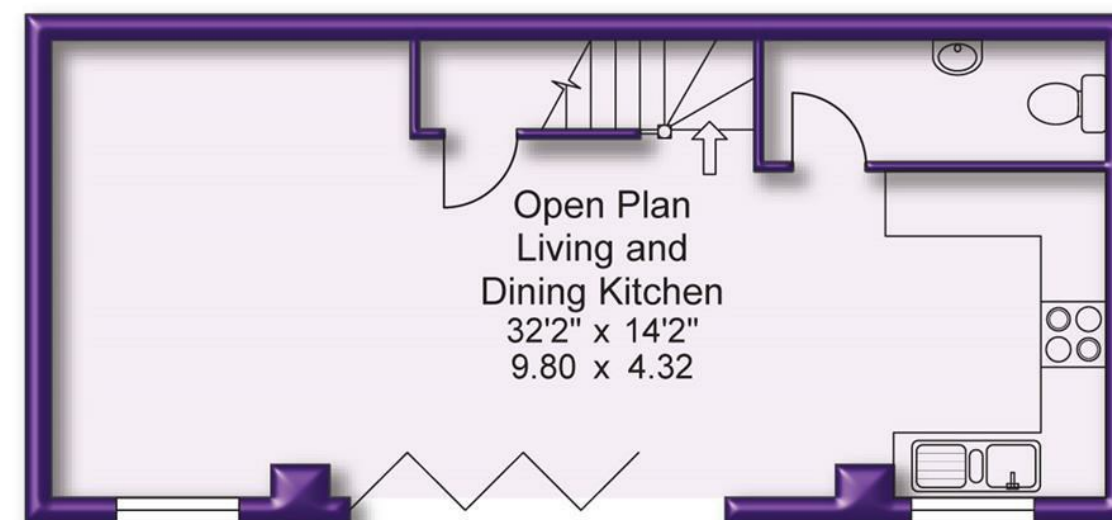
The Gardens enjoys a sunny aspect.

- Leasehold - 999 years from and including 1 January 2016
- Council Tax Band C



First Floor

Approx Gross Floor Area = 903 Sq. Feet
= 83.9 Sq. Metres



Ground Floor