



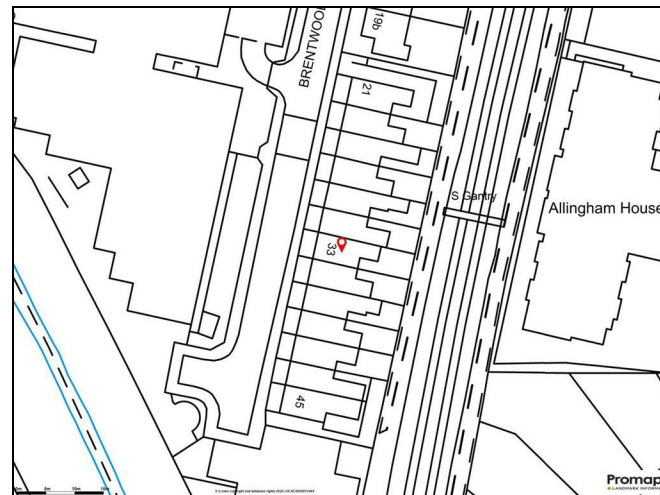
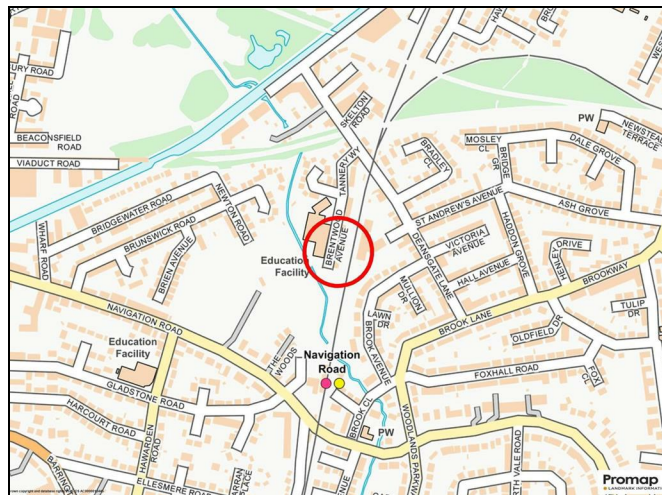
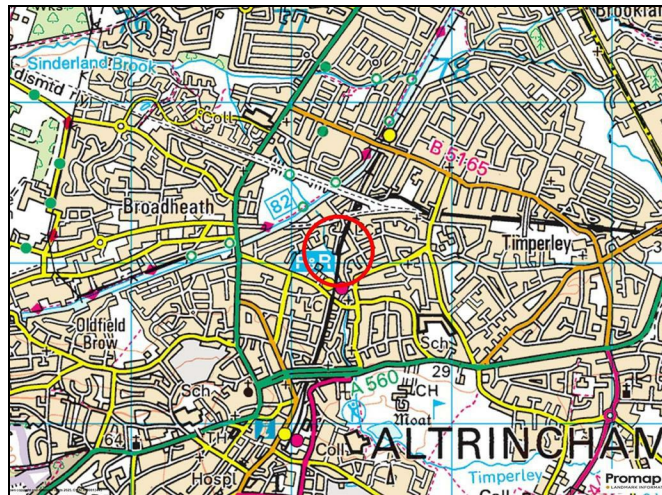
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INDEPENDENT ESTATE AGENTS

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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

33 Brentwood Avenue Timperley, Altrincham, WA14 1SR



A BEAUTIFULLY PRESENTED AND REMODELLED PERIOD TERRACED PROPERTY LOCATED ON A QUIET CUL-DE-SAC WALKING DISTANCE TO EXCELLENT SCHOOLS, NAVIGATION ROAD METROLINK AND CANAL WALKS. 860 SQFT.

Hall. Living and Dining Room. Kitchen. Three good size Bedrooms. Bathroom. Attractive Courtyard Garden.

£345,000

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in detail



A beautifully presented and remodelled Period Mid Terrace Property located on this quiet cul-de-sac and within walking distance to excellent local Schools, Navigation Road Metrolink and Park as well as being close to Altrincham and Timperley Centres.

The stylish property is arranged over Two Floors with the accommodation extending to some 860 sq ft providing a Hall, Open Plan Living and Dining Room and Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Family Bathroom to the First Floor.



Externally, there is on road parking and to the rear, an attractive, low maintenance Courtyard Garden with decked, paved and astro turfed patio areas.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor Landing. Dado rail surround. Solid wood flooring.

Open Plan Living and Dining Room. To the Living Area there is an angled bay window to the front elevation. Fireplace feature to the chimney breast. Solid wood flooring. Coved ceiling.

To the Dining Room there is a window and door overlooking and providing access to the delightful Courtyard Garden to the rear. Built in seating with storage. Solid wood flooring. Coved ceiling. Access to useful downstairs storage with built in shelving.



Kitchen fitted with a range of base and eye level units with worktops over inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel double oven, four ring gas hob and extractor fan over, fridge, freezer and dishwasher. There is space and plumbing suitable for a washing machine. Windows to the side and rear elevations. Wall mounted gas central heating boiler housed within a unit.

To the First Floor Landing there is access to Three good sized Bedrooms served by a Family Bathroom. Dado rail surround. Coved ceiling. Loft access point with pull down ladder leading to boarded storage space.

Bedroom One with window to the front elevation.

Bedroom Two with window to the rear elevation. Picture rail surround. Solid wood flooring.

Bedroom Three with vaulted ceiling and Velux window, making this a naturally light and bright room. Additional window to the rear elevation. Solid wood flooring.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings providing a double ended bath with thermostatic shower over, dual attachments and glazed screen, wash hand basin and WC. Tiling to the walls. Extractor fan.



Externally, there is on street parking and a low maintenance Garden frontage.

To the rear, there is a decked patio area adjacent to the back of the property accessed via the door from the Living and Dining Room. Beyond there are paved and astro turfed patio areas. The Garden is enclosed within timber fencing and a gate provides access to a right of way.



- Freehold
- Council Tax Band B

Approx Gross Floor Area = 860 Sq. Feet
= 80.0 Sq. Metres

