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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 38 North Vale Road

Timperley, Altrincham, WA15 7RR



£585,000

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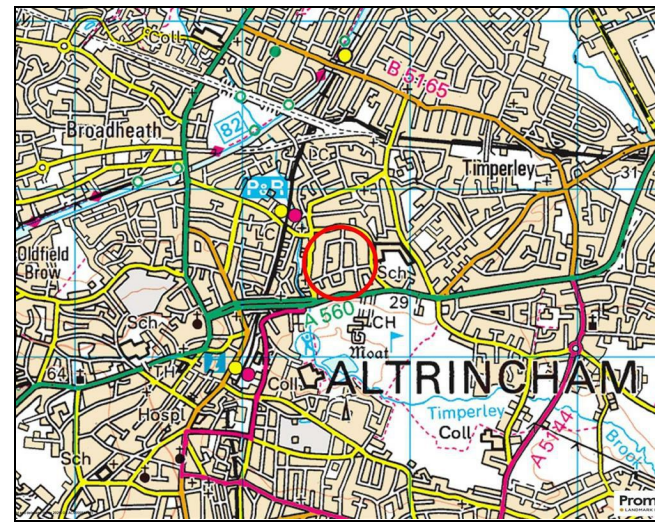
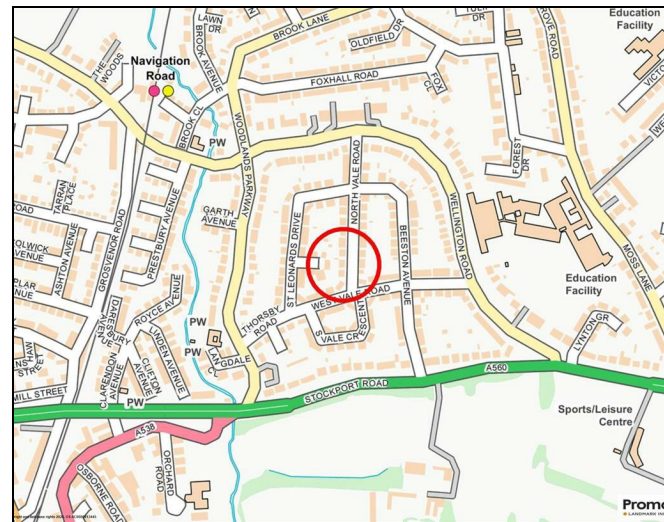
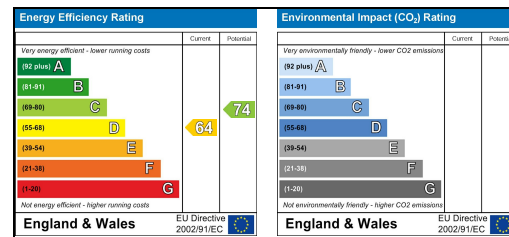


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

A STYLISHLY PRESENTED, UPDATED, EXTENDED AND REMODELLED SEMI DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD IDEAL FOR TIMPERLEY AND ALTRINCHAM CENTRES, EXCELLENT LOCAL SCHOOLS AND THE METROLINK. 1110SQFT

Hall. Lounge. Open Plan Live In Dining Kitchen. Three Bedrooms. Family Bathroom. Driveway. Garden. No Chain!



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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.

# in detail

A beautifully presented, updated, extended and remodelled bay fronted Semi Detached family home located in this desirable neighbourhood, walking distance to excellent local schools, Navigation Road Metrolink, and close to both Timperley Village and Altrincham Town Centre, its amenities, the popular Market Quarter and Train station.

The stylish property is arranged over Two Floors with the accommodation extending to some 1110 square feet, providing a Hall, Lounge, Open Plan Live In Dining Kitchen, Utility and WC to the Ground Floor and there are Three 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 lawned Garden with decked patio area.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Entrance Hall with staircase rising to the First Floor. Access to useful understairs storage. Doors provide access to the Ground Floor Living Accommodation.

Lounge with bay window to the front elevation with attractive plantation shutters. Stripped and stained floorboards. Coved ceiling.

Impressive Open Plan Live In Dining Kitchen with part vaulted ceiling and two inset Velux windows. To the Living Area, there is a cast iron gas living frame, coal effect fireplace with tiled insert and wood surround. Built in cupboard and display shelving to one side of the recess.

The Kitchen Area is fitted with an extensive range of contemporary white high gloss base and eye level units with worktops over incorporating an island unit with space for breakfast bars and stools. Integrated appliances include a stainless steel double oven, four ring induction hob, fridge, freezer and dishwasher. Bifold doors overlook and provide access to the gardens to the rear.

Utility Room with part vaulted ceiling and inset Velux window. Built in unit with worktop over. Wall mounted gas central heating boiler.

Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash and basin and WC. Opaque window to the front elevation.

To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. Opaque window to the side elevation. Picture rail surround.

Bedroom one with bay window to the front elevation with attractive plantation shutters. Picture rail surround.

Bedroom Two with bay window to the rear elevation with attractive plantation shutters. Picture rail surround.

Bedroom Three is a Single Room, currently utilised as a dressing room with built in wardrobes providing excellent hanging and storage space. Picture rail surround. Window to the front again with attractive plantation shutters.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with thermostatic shower over, dual attachment and glazed screen, wash and basin and WC. Extensive tiling to the walls and floors. Two opaque windows to the side elevation. Chrome finish heated towel rail. Loft access point.

Externally, the front of the property has been paved in its entirety to provide ample off road Parking. To the rear, there is a decked patio area adjacent to the back of the house, accessed via the bifold doors from the Open Plan Live In Dining Kitchen. Beyond, the Garden is laid to lawn and enclosed with timber fencing.

The Garden is West facing, therefore enjoys the sun in the afternoon and early evening.

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- Freehold
- Council Tax Band D

