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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

148 Stockport Road

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£520,000

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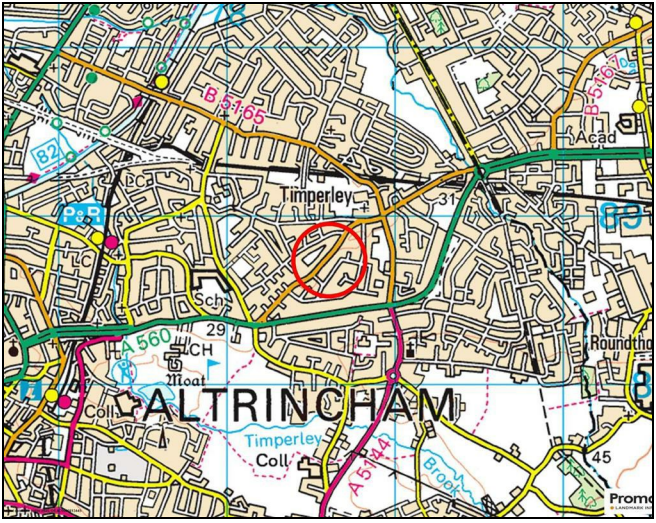
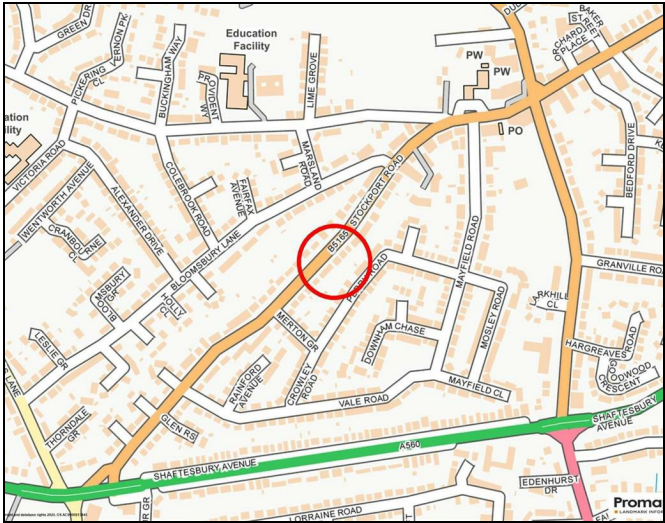
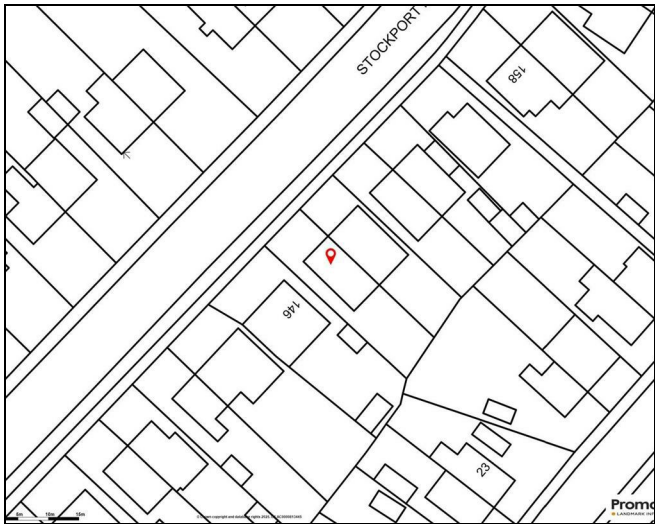
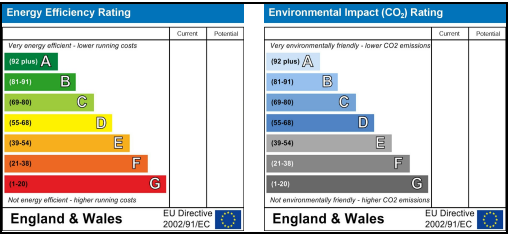
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energy efficiency

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



overview

A BEAUTIFULLY PRESENTED, UPDATED AND REMODELLED SEMI DETACHED FAMILY HOME IN A DESIRABLE NEIGHBOURHOOD CLOSE TO THE CENTRE OF TIMPERLEY VILLAGE AND EXCELLENT LOCAL SCHOOLS. 1016sqft

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



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.

in detail

A stunning, updated and remodelled Semi Detached Family Home superbly positioned within a moments walk of the centre of Timperley Village.

The stylish property has been upgraded, extended and improved by the current owners to provide a beautiful home with the accommodation extending to some 1016 sqft providing a Lounge, Family Room and Dining Kitchen to the Ground Floor and Three Bedrooms and a Family Bathroom to the First Floor.

Externally, there is a paved Driveway providing off road parking and to the rear a South West facing Garden therefore enjoys a sunny aspect.

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

Comprising:

Entrance Hall with tiled floor and a spindle balustrade staircase rises to the First Floor. Doors lead to the ground floor living accommodation. Access to understairs storage cupboard housing a wall mounted gas central heating boiler. Coved ceiling.

Lounge with stripped floorboards throughout and a UPVC frame bay window to the front elevation. To the chimney breast there is a cast iron fireplace feature with open grate fire and bespoke, built in storage and shelving unit flanking the chimney breast recess. Picture rail surround. Coved ceiling.

Family Room with a cast iron fireplace with open grate fire, tiled hearth and wood surround. Picture rail surround. Coved ceiling.

Open Plan Dining Kitchen with vaulted ceiling and inset skylight windows and French doors, with windows flanking, overlook and provide access to the Gardens to the rear. Picture rail surround. Coved ceiling. Tiled floor.

The Kitchen Area is fitted with a range of bespoke base and eye level units with quartz worktops over, inset into which is a white sink with mixer tap over. The units incorporate an island unit breakfast bar area with built in storage and seating for six stools. Integrated ovens, warming tray and dishwasher. There is space and plumbing for additional Kitchen appliances.

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

Bedroom One with a UPVC frame bay window to the front elevation.

Bedroom Two with a UPVC frame window to the rear elevation. Attractive cast iron fireplace to the chimney breast with tiled hearth. Built in wardrobes to either side of the recess. Picture rail surround. Loft access point.

Bedroom Three is a Single Bedroom with UPVC frame window to the front elevation. The vendors have made the most of this space by building a raised bed with ladder attached, providing space for drawers and a study area below.

The Bedrooms are served by a well appointed Family Bathroom, fitted with a modern white suite and chrome fittings, providing: a double ended bath with thermostatic shower over and glazed screen, wash hand basin and WC. Window to the front elevation. Extensive tiling to the walls and floor. Chrome finish heated towel rail.

Externally, the property is approached via a paved driveway offering off road Parking. To the rear of the property there is a paved Patio area running across the back of the house, accessed via the French doors from the Dining Kitchen. Beyond is a Garden, laid to lawn with stocked borders and enclosed within timber fencing and hedging. The Gardens enjoy a Southwest facing therefore enjoys the afternoon and early evening sun.

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

- Leasehold - 999 years from 14 August 1936
- Council Tax Band C

Approx Gross Floor Area = 1016 Sq. Feet
= 94.4 Sq. Metres

