



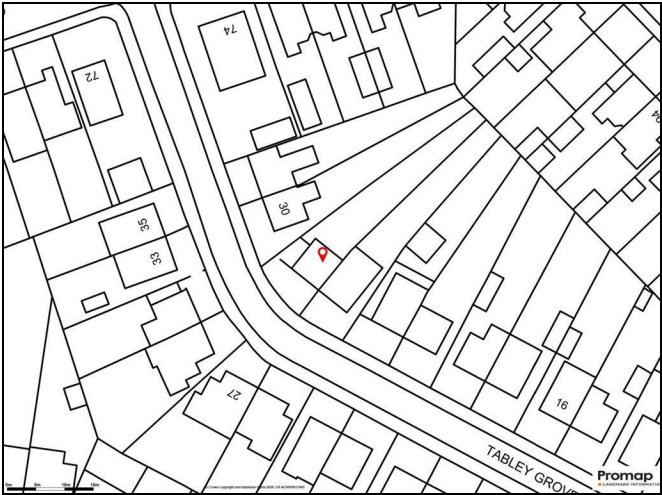
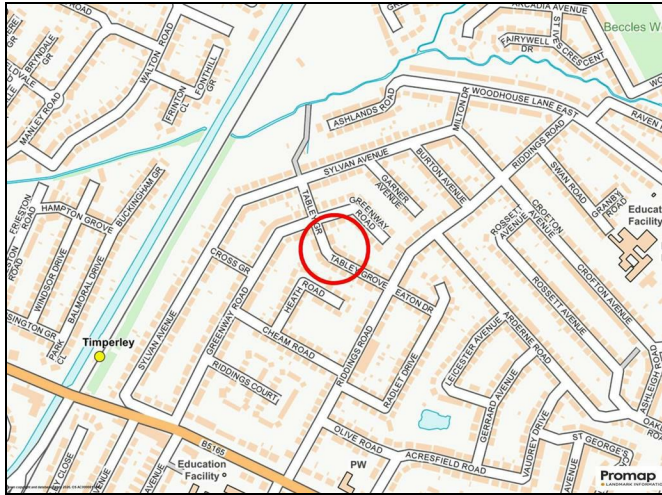
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INDEPENDENT ESTATE AGENTS

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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

28 Tabley Grove Timperley, Altrincham, WA15 6BN



A SUPERBLY PRESENTED, RECENTLY RENOVATED BAY FRONTED SEMI DETACHED FAMILY HOME, IDEALLY LOCATED WITHIN WALKING DISTANCE OF TIMPERLEY METROLINK STATION, STYLISHLY APPOINTED THROUGHOUT WITH AN EXCEPTIONAL REAR GARDEN OF TWO HALVES. 942SQFT

Hall. WC. Lounge Dining Kitchen. Three Bedrooms. Family Bathroom. Driveway. Fantastic Garden.

Offers Over £485,000

in detail



A superbly presented recently renovated, traditional bay fronted Semi Detached family home located in this popular neighbourhood just off Riddings Road and Greenway Road and as such within walking distance of Timperley Metrolink Station.

The property is stylishly presented throughout with excellent specification Kitchen and Bathroom fittings and features in particular a superbly sized rear Garden and if you look at the photos carefully this is a Garden of two halves!! and as such is double the expected size.

The accommodation enjoys high specification Kitchen and Bathroom fittings and provides an Entrance Porch leading into a Hallway with staircase to the First Floor and understairs storage cupboard housing a washing machine.



The Lounge has a bay window to the front, a timber clad chimney breast feature and glazed double doors through to the 250sqft Dining Kitchen. This has folding doors giving access to and enjoying aspects the Gardens.

The Kitchen is fitted with a range of grey laminated fronted units arranged around a central island unit incorporating breakfast bar. Integrated oven, hob, extractor fan and dishwasher. Door leads to a useful Ground Floor WC.

To the First Floor Landing there are Three Bedrooms, Two Double and One Single.

These Bedrooms are served by the Family Bathroom fitted with a white suite providing a bath, an open style shower area, wash hand basin with toiletry cupboard and WC.



Externally, the front of the property has a gravelled Driveway providing good off street Parking, whilst to the rear the Garden is of a fantastic size, laid principally to lawn with a fence dividing the two halves, the second half incorporating a lawn and a greenhouse

An excellent example of a popular style of property.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 942 Sq. Feet
= 87.5 Sq. Metres

