



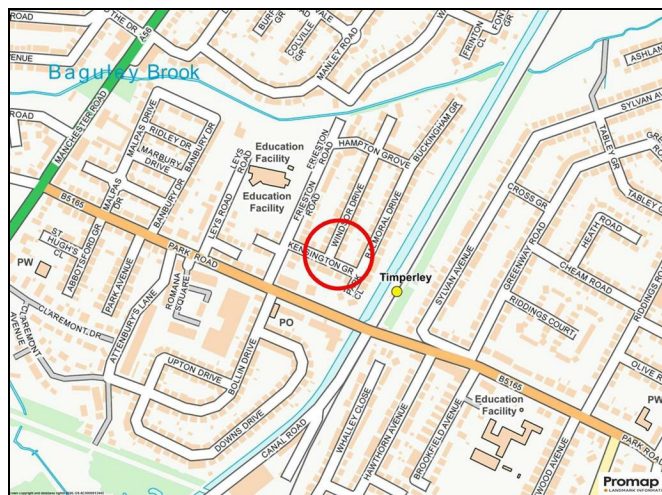
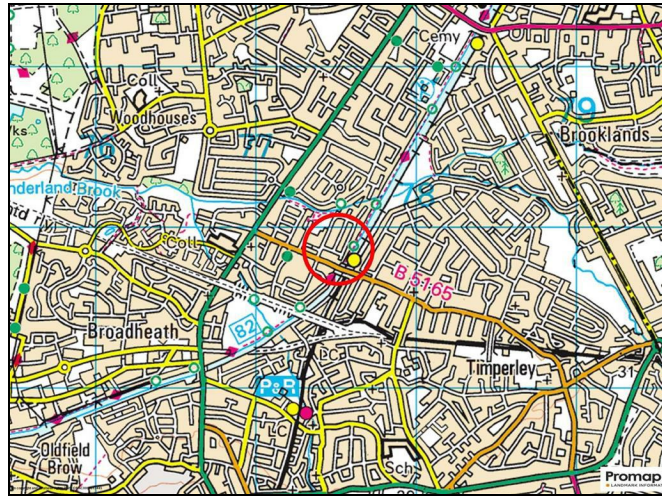
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INDEPENDENT ESTATE AGENTS

# 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

# 4 Windsor Drive Timperley, Altrincham, WA14 5AN



\*\*\*BEST AND FINAL OFFERS WEDNESDAY 15TH APRIL AT 5PM\*\*\*

A WELL PROPORTIONED THREE BEDROOMED SEMI DETACHED LOCATED WITHIN THIS EVER POPULAR LOCATION CLOSE TO SEVERAL OF THE EXCELLENT LOCAL SCHOOLS INC PARK ROAD PRIMARY AND HAVING SHOPS AND TIMPERLEY METROLINK JUST AROUND THE CORNER. LOVELY REAR GARDEN. SOME GENERAL UPDATING REQUIRED. NO CHAIN!

Porch. Hall. Lounge. Dining Room. Breakfast Kitchen. Three Bedrooms. Bathroom. Driveway parking. Garage. Good sized rear garden.

CONTACT SALE 0161 973 6688

Offers Over £400,000

# in detail



\*\*\*BEST AND FINAL OFFERS WEDNESDAY 15TH APRIL AT 5PM\*\*\*

A superbly proportioned Three Bedroomed Semi-Detached which offers excellent sized rooms throughout.

The location is ideal, being close to several of the popular Schools, Park Road Primary on the doorstep, and the shops and Metrolink literally around the corner on Park Road.

Although been a well kept family home it in in need of some general updating so a buyer can improve to their own specification.

In addition to the Accommodation, there is Driveway Parking, Garage and a lovely established rear garden.

An internal viewing will reveal:

Entrance Porch. Having uPVC double glazed double doors to the front. Step up to a glazed inner door though to the entrance hallway.

Entrance Hall. Having staircase rising to the First Floor. uPVC double glazed window to the side elevation. Doors then provide access to the Sitting Room, Lounge and Breakfast Kitchen.

Sitting Room. A well proportioned reception room having a uPVC double glazed bay window to the front elevation. Coved ceiling. Picture rail surround. Fireplace feature to the chimney breast.

Lounge. Another good sized reception room having a set of uPVC double glazed sliding patio doors opening out to the rear garden. Coved ceiling. Fireplace feature to the chimney breast.

Breakfast Kitchen. Fitted with a range of base and eye level units with worktops over and inset stainless sink unit. Ample space for a range of free standing appliances. Wall mounted gas central heating boiler. uPVC double glazed window to the side elevation and another to the rear overlooking the gardens. Opaque uPVC double glazed door opens to outside.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Double doors then provide access to Three Bedrooms and Bathroom. Opaque uPVC double glazed window to the side elevation. Loft access point.

Bedroom One. An excellent sized double bedroom having a uPVC double



glazed bay window to the front elevation. Built in wardrobes.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three. Having a uPVC double glazed window to the front elevation

Bathroom. Fitted with a suite comprising of panelled bath. Separate shower cubicle with thermostatic shower. Wash hand basin. WC. Opaque uPVC double glazed window to the rear elevation.

Outside the front of the property is approached via a block paved driveway providing ample off street parking. This continues down the side of the property leading to the Gardens and Detached Garage. The rear garden is of a good size having a paved patio area leading onto the main area of lawn.

Always a really popular place to live!



Approx Gross Floor Area = 1063 Sq. Feet  
= 98.8 Sq. Metres

