



**HALE OFFICE:**

212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622

Email: hale@watersons.net

**SALE OFFICE:**

91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 49 Woodlands Parkway

Timperley, Altrincham, WA15 7QT



£815,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://www.watersons.net)





HALE OFFICE:

212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net

W

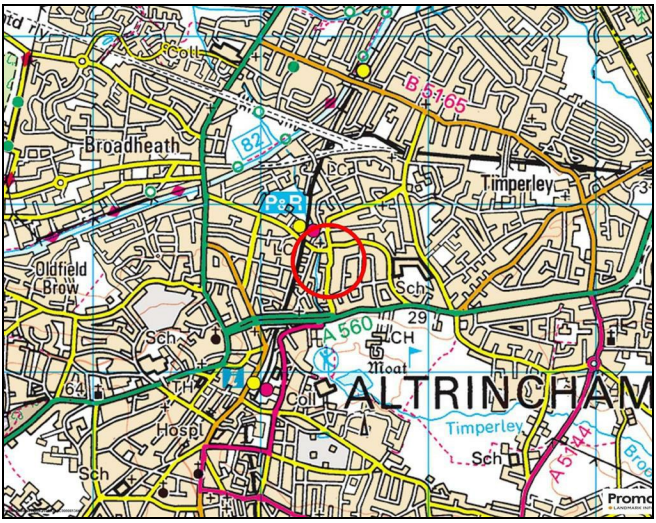
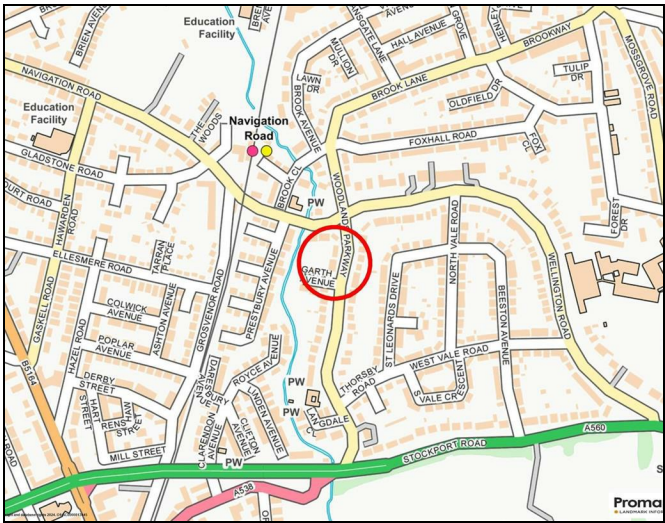
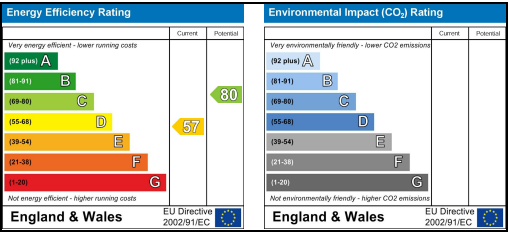
WATERSONS

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 SUPERBLY PROPORTIONED AND BEAUTIFULLY PRESENTED TRADITIONAL SEMI DETACHED FAMILY HOME LOCATED IN THIS DESIRABLE NEIGHBOURHOOD, CLOSE TO EXCELLENT SCHOOLS, THE METROLINK AND BOTH ALTRINCHAM AND TIMPERLEY CENTRES. 1802 SQFT.

Porch. Hall. WC. Lounge. Family Room/Study. 450sqft Open Plan Live In Dining Kitchen. Four Bedrooms. Two Bath/Shower Room. Driveway. Garage. Private Garden.



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 beautifully presented and superbly proportioned, bay fronted, traditional Semi Detached family home, located in this desirable neighbourhood within walking distance to excellent schools, including Wellington School, Navigation Road Metrolink and being close to both Altrincham Town Centre and Timperley Village.

The tastefully presented property is arranged over Two Floors with the accommodation extending to some 1802 square feet providing an Entrance Hall, Lounge, Family Room/Study which is Open Plan into the 450 square foot Live In Dining Kitchen and WC to the Ground Floor and there are Four Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a paved Driveway providing ample off road Parking, returning in front of an Integral Single Garage and delightful Gardens with well stocked borders to both the front and rear.

Comprising:

Enclosed Porch with tiled floor. Panelled stained and leaded glass Entrance door to a spacious Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Parquet flooring. Access to useful under stairs storage.

Lounge with cast iron log effect, gas living flame fireplace to the chimney breast. Wide square bay window to the front elevation. Parquet flooring.

Family Room/Study with parquet flooring. Fireplace feature with stone hearth. Picture rail surround. An opening leads to the:

Impressive Open Plan 450 square foot Open Plan Live In Dining Kitchen with part vaulted ceiling with four inset Velux windows making this a naturally light and bright space. Windows and bi-fold doors overlook and provide access to the delightful gardens to the rear.

The Kitchen Area is fitted with an extensive range of base and eye level units with Quartz worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated stainless steel double oven, five ring gas hob with extractor fan over, fridge, freezer, dishwasher and wine fridge. Tiling to the floor.

Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash hand basin with built in storage and WC. A door provides access to the side of the property.

To the First Floor Landing there is access to Four Double Bedrooms served by Two Bath/Shower Rooms.

Principal Bedroom One with wide square bay window to the front elevation.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, an walk in wet room style shower with glazed screen, wash hand basin and WC with built in storage and toiletry cupboard. Part tiled walls. Window to the front elevation.

Bedroom Two with wide square bay window to the front elevation. There are built in wardrobes along one wall providing excellent hanging and storage space. Loft access point with pull down ladder,

Bedroom Three with window to the rear elevation enjoying views over the delightful gardens to the rear. Built in cupboard to one side of the chimney breast recess.

Bedroom Four with window to the rear elevation enjoying delightful views over the gardens to the rear.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a double ended bath, walk in wet room style shower with dual attachments and glazed

screen, wash hand basin with built in storage and WC. Extensive tiling to the walls and floor. Opaque window to the rear elevation.

Externally, there is a paved Driveway providing ample off road Parking, returning in front of the Integral Single Garage. There are well stocked borders with a variety of plants, shrubs and trees.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the folding doors from the Open Plan Live In Dining Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees.

The Garden is West facing therefore enjoys a sunny aspect and is enclosed within timber fencing and enjoys a high degree of privacy.

An excellent family home in a first class location.

- Freehold
- Council Tax Band D

