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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

38 Woodlands Parkway

Timperley, Altrincham, WA15 7QU



£850,000

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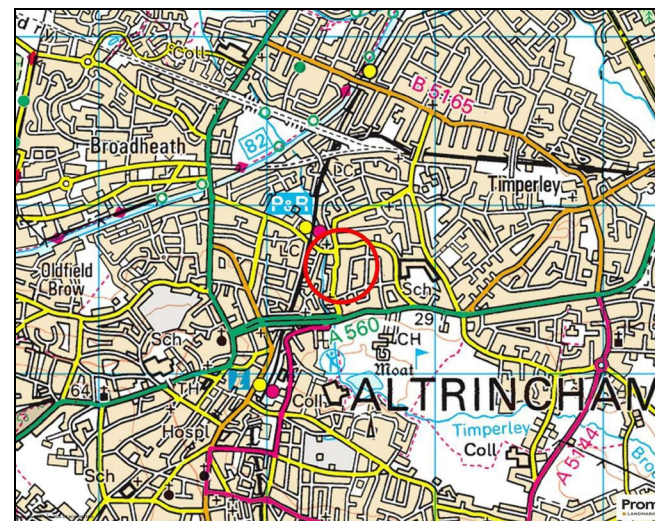
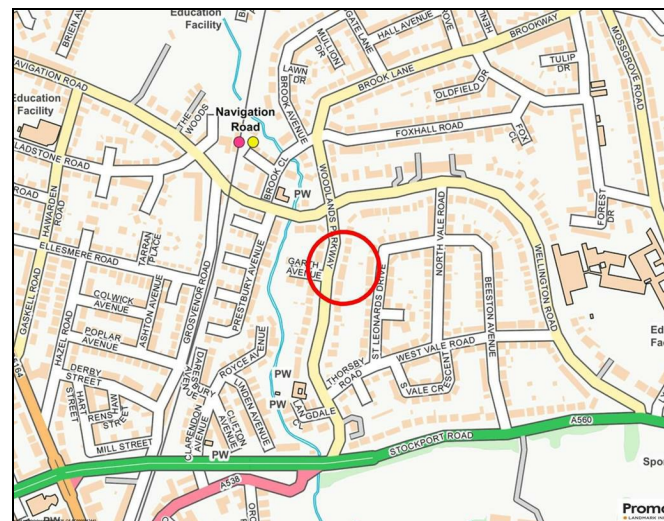
INDEPENDENT ESTATE AGENTS



energy efficiency

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

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



Overview

AN ATTRACTIVE DETACHED FAMILY HOME ENJOYING A SUPERB LOCATION JUST MOMENTS FROM NAVIGATION ROAD METROLINK, WELLINGTON SCHOOL AND WITHIN EASY WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE AND MARKET QUARTER. 1710SQFT

Hall. GFWC. Lounge. Dining Room. Family Room. 250sqft Breakfast Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Garage. Gardens.



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

An enormously attractive double fronted Detached family home, traditional in design with black and white timbered elevations and providing excellent family living space arranged over Two Floors extending to approximately 1710 square feet including a large Attached Garage.

The property is well set back from the road with a deep Garden frontage, a good sized Garden to the rear and is located in this enormously popular part of Timperley within a moment's walk of Navigation Road, Metrolink and Wellington School and within easy walking distance of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter.

The attractive design includes original or reproduction leaded stained glass windows and has accommodation to the Ground Floor arranged around a spacious Hall with a cloaks cupboard and Ground Floor WC off.

There are Three well proportioned Reception Rooms including a Lounge with Inglenook fireplace and bay window, a separate Dining Room again with fireplace feature and bay window to the front and a Family Room ideal for day to day and formal living with French doors giving access to an enjoying aspect of the gardens.

Spacious 250 square foot Breakfast Kitchen, also has French doors onto the gardens and is fitted with a range of laminate fronted units with integrated oven, hob, extractor fan, fridge, freezer and dishwasher.

Off the First Floor Landing are Four Bedrooms, Two Doubles and Two Singles, served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom, which also enjoys a good range of built in wardrobes.

There is a substantial Loft space that offers potential to convert, subject to consents to provide a Fifth Bedroom.

Externally, a long Driveway provides excellent off street Parking, leading to the large, attached Garage.

There is a deep Garden frontage with hedge enclosure.

The rear Garden has stone paved path and patio areas, enclosing tiered lawns with maturely stocked borders.

An excellent example of a popular style of family home in a great location.

- Freehold
- Council Tax Band F

Approx Gross Floor Area = 1710 Sq. Feet
(inc. Garage) = 158.9 Sq. Metres

