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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
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
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 the 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.

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WATERSONS

INDEPENDENT ESTATE AGENTS

19 Henson Grove Timperley, Altrincham, WA15 7QA



A MOST INDIVIDUAL AND BEAUTIFULLY APPOINTED DETACHED PROPERTY IN A QUIET CUL-DE-SAC CLOSE TO ALTRINCHAM AND TIMPERLEY TOWN CENTRES. 1602 SQ. FT.

ENTRANCE HALL. WC. LOUNGE. HOME OFFICE/BEDROOM THREE. OPEN PLAN LIVE IN DINING KITCHEN. UTILITY. BOOT ROOM. TWO DOUBLE BEDROOMS. TWO BATH/SHOWER ROOMS. DRIVEWAY. SOUTH FACING LANDSCAPED GARDENS. GARDEN STORE.

£685,000

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A most individual, beautifully appointed Detached property on this quiet cul-de-sac in a desirable location, close to excellent schools, Altrincham Golf Course and Altrincham Town Centre and Timperley Village.

The superbly presented property is arranged over Two Floors with the high specification accommodation extending to some 1602 square feet providing an Entrance Hall, WC, Lounge, impressive Open Plan Live In Dining Kitchen and Study/Bedroom Three, in addition to a Utility and Boot Room to the Ground Floor and there are Two Double Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway providing ample off road parking and returning in front of a Garden Store. The landscaped Gardens to the rear are a particular feature with pergola covered paved patio and lawned Garden enjoying a south facing aspect.

Comprising:

Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Decorative radiator cover. Coved ceiling.

Ground Floor WC fitted with a contemporary white suite and chrome fittings providing a wash basin with built in storage below and WC. Tiling to the sink area.

Double doors to Lounge with double glazed uPVC frame windows to the front elevation. Impressive gas living flame, coal effect fireplace with stone hearth and surround. Built in cupboards and display shelving to either side of the chimney breast recess. Coved ceiling.

Stunning Open Plan Live In and Dining Kitchen with impressive, glazed extension with windows and doors enjoying views over and providing access to the delightful Gardens to the rear. Ample space for a table and chairs. To the chimney breast there is a cast iron wood burning stove with slate hearth. Air conditioning unit. Coved ceiling.

The Kitchen Area is fitted with an extensive range of solid oak base and eye level units with marble worktops over incorporating an island unit with inset double sink and drainer unit. There is space for a range cooker and American style fridge freezer. Integrated dishwasher.

Utility Room fitted with base and eye level units with worktops over, inset into which, is a sink and drainer unit with mixer tap over. Space for a washing machine and tumble dryer. Wall mounted gas central heating boiler.

Boot Room with built in shelving, seating and cupboards. A door provides access to the Gardens to the rear. Courtesy door to the Garden store.

Inner Hall with built in Cloaks and additional storage cupboard. A door provides access to the side of the property. Coved ceiling.

Study/ Bedroom Three with double glazed uPVC frame window to the front elevation. Built in bookcase.

To the First Floor Landing there are Two Double Bedrooms served by Two Bath/Shower Rooms, One being En Suite to the Principal Bedroom. Inset Velux window.

Bedroom One with French doors with Juliette Balcony enjoying views over the Gardens to the rear. Built in sliding door wardrobes provide excellent hanging and storage space and there is access to roof void storage. Double glazed uPVC frame window to the side elevation.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings providing a walk in thermostatic shower with glazed screen, wash hand basin with built in storage below and WC. Tiling to the walls and floor. Chrome finish heated towel rail. Extractor fan.



Approx Gross Floor Area = 1602 Sq. Feet
(inc. Roof Void Storage) = 148.9 Sq. Metres
Approx Gross Floor Area = 1553 Sq. Feet
(exc. Roof Void Storage) = 144.3 Sq. Metres

