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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

28 Brookfield Avenue

Timperley, Altrincham, Cheshire, WA15 6TH



£775,000

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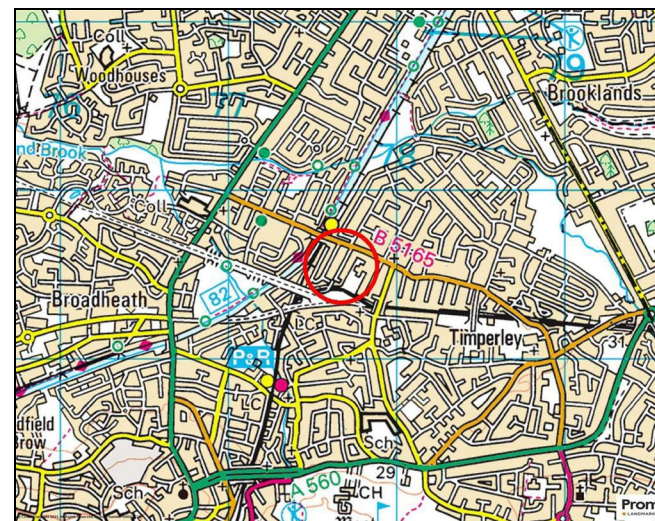
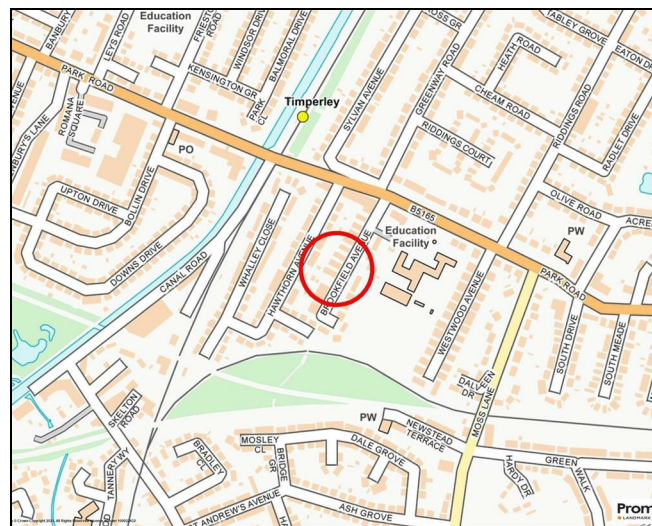
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energy efficiency

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 (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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

A SUPERBLY PROPORTIONED, UPDATED, EXTENDED AND IMPROVED VICTORIAN SEMI DETACHED FAMILY HOME, WALKING DISTANCE OF TIMPERLEY VILLAGE, FANTASTIC SCHOOLS, SHOPS AND METRO. 2040 SQFT.

Hall. WC. Two Reception Rooms. 465sqft Living Room and Dining Kitchen. Utility, Four Double Bedrooms. Two Baths/Showers. Landscaped Gardens. Parking



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 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 superbly proportioned updated, extended and improved Victorian Semi Detached family home with extensive and versatile accommodation arranged over Three Floors, extending to approximately 2000 square feet, stylishly presented throughout whilst retaining or reproducing a wealth of period character features.

As such, the property enjoys reproduction double glazed sash design windows to many rooms, high corniced ceilings, some impressive fireplaces, exposed floorboards, stripped internal panelled doors and an impressive spindle balustrade staircase returning through the floors.

These attractive traditional features sit alongside high specification kitchen and bathroom fittings and in particular the stylish design of the 465 square foot Family Room and Dining Kitchen.

The property is delightfully located on this peaceful cul-de-sac of principally period properties, within a few moments walk of Timperley Metrolink station and within easy reach of Timperley Village with Sainsburys Local and Costa Coffee and fantastic local schools, including Park Road Academy, Willows Primary School, St Hughes Primary School and St Ambrose College, Wellington Secondary School and Altrincham Grammar Schools

The accommodation provides Two Reception Rooms, in addition to the 465 square foot Family Room and Dining Kitchen, Utility, WC and useful large storage space to the Ground Floor. Over the Two Upper Floors are Four Double Bedrooms served by Two Bath/Shower Rooms, with an En Suite facility to the Top Floor Bedroom and a particularly stylish refitted Family Bathroom

Externally, there is off street Parking for two vehicles to the front and a landscaped Garden to the rear.

- Freehold
- Council Tax Band E



Approx Gross Floor Area = 2040 Sq. Feet
= 189.52 Sq. Metres

