



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

32 Canal Road

Timperley, Altrincham, Cheshire, WA14 1AE



£525,000

www.watersons.net

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

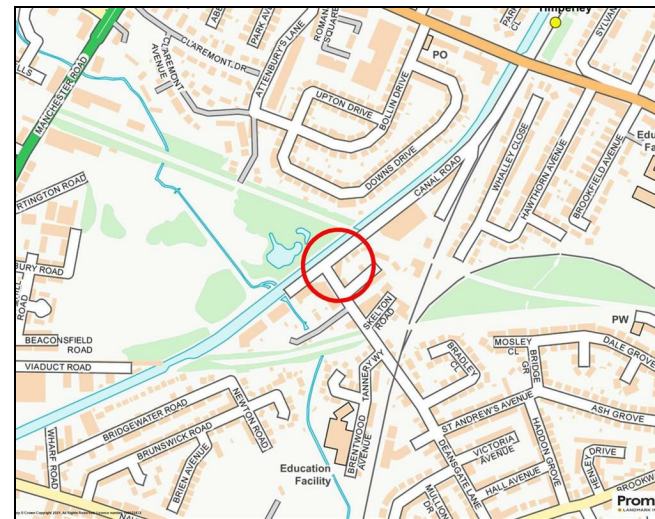
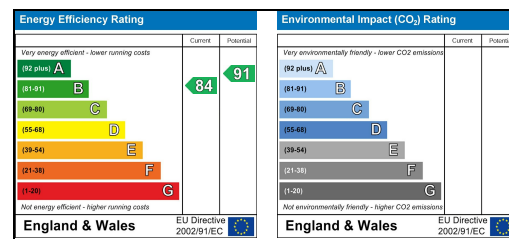


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A BEAUTIFULLY PRESENTED MODERN FAMILY HOME ARRANGED OVER THREE FLOORS WITH DELIGHTFUL CANAL VIEWS, WALKING DISTANCE OF SCHOOLS AND METROLINK. 1652 SQFT.

Hall. WC. Lounge. Live In Dining Kitchen. Four Double Bedrooms. Three Bath/Showers. Driveway. Integral 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

A beautifully presented modern family home, ideally located with canal views to the front and close to excellent local schools, the Metrolink and Timperley and Altrincham Town Centres.

The well proportioned property is arranged over Three Floors with the accommodation extending to some 1652 square feet providing an Entrance Hall, WC, Lounge and Live In Dining Kitchen to the Ground Floor and Four Double Bedrooms served by Three Bath/Shower Rooms to the Two Upper Floors.

Externally, there is a Driveway returning in front of an Integral Single Garage and a low maintenance Garden to the rear.

Comprising:

Canopied Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Tiled floor.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin with built in storage below and WC. Tiling to the walls. Opaque window to the front elevation.

Lounge with window to the front elevation enjoying views over the canal.

Live In Dining Kitchen with window to the rear elevation and ample space for a dining table and chairs.

Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, four ring gas hob and extractor fan over, fridge freezer, dishwasher and washer dryer.

To the First Floor Landing there is access to Three Double Bedrooms, served by Two Bath/Shower Rooms. Window to the side elevation. A staircase rises to the Second Floor Landing. Built in airing cupboard.

Bedroom One with window to the front elevation enjoying views over the canal. Built in floor to ceiling wardrobes providing ample hanging and storage space and incorporates a desk. Loft access point.

Bedroom Two with window to the rear elevation.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with electric shower, wash hand basin and WC. Opaque window to the rear elevation. Tiling to the shower and sink areas.

Bedroom Three with window to the front elevation enjoying views over the canal.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC. Tiling to the walls. Opaque window to the front elevation.

To the Second Floor Landing there is access to a Study Area and Principal Bedroom Four. Window to the side elevation. A door provides access to extensive roof void storage.

Principal Bedroom Four with built in floor to ceiling wardrobes providing ample hanging and storage space.

This Bedrooms enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with electric shower, wash hand basin and WC. Tiling to the walls. Inset Velux window.

Externally, there is a paved path leading to the front door and a lawned Garden frontage, retained from the road by way of wrought iron railings.

There is a Driveway to the rear accessed via Meldrums Grove providing off road parking and returns in front of a Single Integral Garage.

The low maintenance Garden to the rear enjoys a paved patio area adjacent to the back of the house, accessed via the Live In Dining Kitchen. The Garden area is laid to AstroTurf and enclosed within brick walling.

- Leasehold : 999 years from 1 January 2015
- Council Tax Band E

