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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

34 Perry Road

Timperley, Altrincham, Cheshire, WA15 7SU



Asking Price £525,000





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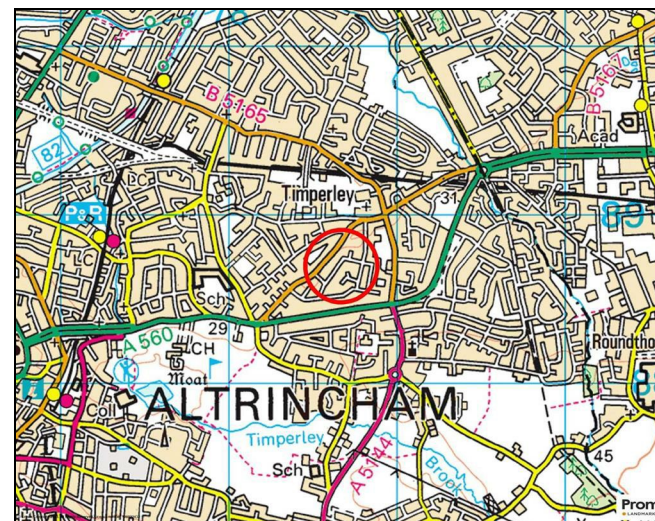
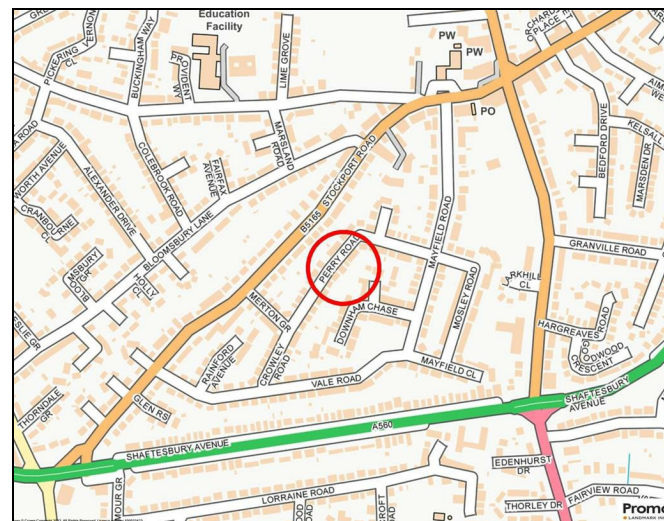


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A WELL PRESENTED AND EXTENDED SEMI DETACHED FAMILY HOME WITH SUNNY ASPECT GARDEN ON THIS DESIRABLE ROAD CLOSE TO TIMPERLEY VILLAGE AND EXCELLENT SCHOOLS. 1186 sqft.

Hall. WC/Utility. Lounge. Open Plan Family and Dining Room and Breakfast Kitchen. Three Bedrooms. Family Bathroom. Driveway. Gardens. Garden Room.



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 superb, updated and extended Semi Detached family home located in this popular neighbourhood, walking distance to Wellington School, Timperley Village with all its amenities and close to the Metrolink and Altrincham Town Centre.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 1186 square feet providing a Hall, WC/Utility, Lounge and Open Plan Family and Dining Room and Breakfast Kitchen to the Ground Floor and Three Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Driveway providing off road Parking and to the rear a good sized sunny aspect Garden and a Detached Garden Room.

Comprising:

Enclosed Porch with tiled floor. Stained and leaded glass panelled door. Entrance Hall with spindle staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Picture rail surround. Access to useful under stairs storage.

Ground Floor WC/Utility with modern white suite and chrome fittings providing a wash hand basin and WC. Built in storage cupboard and worktop with space and plumbing for a washing machine and dryer. Opaque window to the side elevation.

Lounge with bay window to the front elevation. To the chimney breast there is a cast iron, multifuel burning stove. Picture rail surround.

Impressive Open Plan Live In Dining Kitchen with part vaulted ceiling and inset Velux window. French doors overlook and provide access to the gardens making this a naturally light and bright space. To the Living Area there is a further door to the Hall. Picture rail surround.

Breakfast Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over. Space for fridge, freezer and dishwasher. Built in breakfast bar with space for stools. Window to the rear elevation enjoying views over the gardens.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom. Opaque window to the side elevation. Picture rail surround.

Bedroom One with bay window to the front elevation. Picture rail surround.

Bedroom Two with window enjoying views over the rear gardens. Loft access point with pull down ladder to a boarded Loft storage space.

Bedroom Three with window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Tiling to the walls. Opaque windows to the side and rear elevations.

Externally, there is a Driveway providing ample off road parking and a lawned Garden frontage.

To the rear, the Gardens are a particular feature with a paved patio area adjacent to the back of the house, accessed via the doors from the Dining Kitchen. Beyond, the garden is a good size, laid to lawn and enclosed within hedging and enjoys a sunny aspect.

Detached Garden Room, ideal as a Home Office with power points and French doors overlooking and providing access to the gardens. Adjacent good size storage area.

Leasehold - 999 years from 5 August 1936 - Rent : £5
Council Tax Band C

Approx Gross Floor Area = 1029 Sq. Feet
= 95.7 Sq. Metres
Inc. Garden Room & Store = 1186 Sq. Feet
= 110.2 Sq. Metres

