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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

1 Greenhill Road

Timperley, Altrincham, Cheshire, WA15 7BG



£550,000





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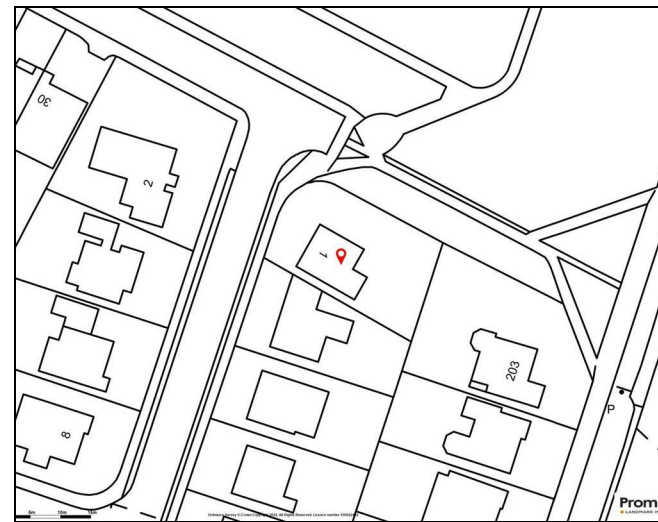
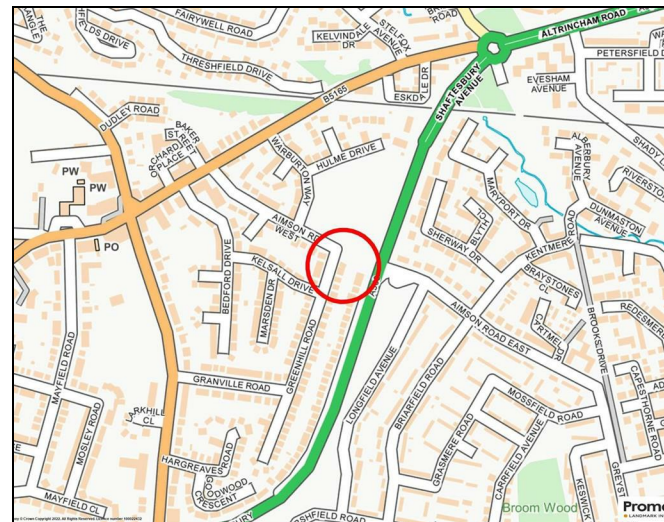
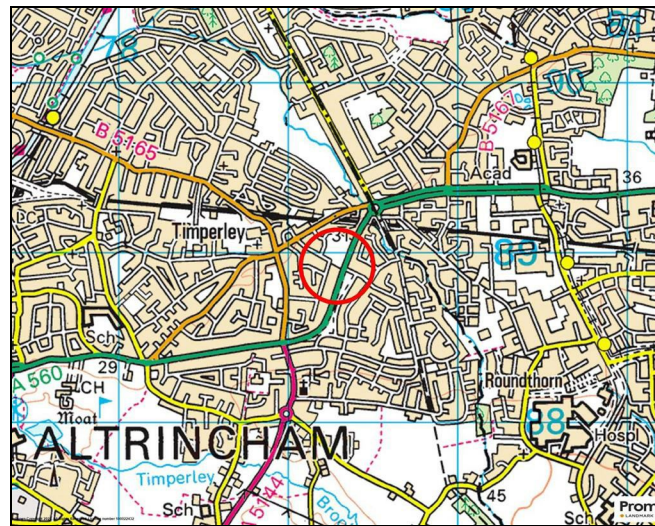


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A DETACHED FAMILY HOME IN NEED OF SOME UPDATING ENJOYING A CORNER PLOT WITH SUNNY ASPECT GARDENS AND WALKING DISTANCE OF TIMPERLEY VILLAGE. 1455sqft.

Hall. Lounge. Dining Room. Breakfast Kitchen. Four Bedrooms. Wet Room. 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 unique and rare opportunity to acquire a Detached family home enjoying a corner plot, located in this popular neighbourhood overlooking Timperley Green, walking distance to local schools, close to excellent transport links and with Timperley Village literally on its doorstep.

The property is in need of some cosmetic updating and has potential to be remodelled and extended subject to local building regulations. The accommodation is arranged over Two Floors extending to some 1455 square feet providing a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and Four Bedrooms served by a Wet Room to the First Floor.

Externally, there is a paved Driveway providing off road Parking, returning in front of an Integral Single Garage and the property enjoys a generous plot with sunny aspect Gardens.

Comprising:

Entrance Hall with staircase rising to the First Floor and doors provide access to the Ground Floor Living Accommodation. Access to useful under stairs storage.

Dining Room with wide bay window to the front elevation. Fireplace feature to the chimney breast. Picture rail surround. Coved ceiling.

Lounge with wide inglenook with windows to the side elevation and there are French doors with windows overlooking and providing access to the delightful gardens beyond.

Breakfast Kitchen with clearly defined areas with a wide window enjoying views over the gardens to the rear. To the Breakfast Area there is ample space for a table and chairs. Built in shelving to one side of the chimney breast recess.

The Kitchen Area is fitted with a range of units with worktops over, inset into which is a stainless steel double drainer sink unit with taps over. Door and window to the side elevation providing access to the gardens. Pantry with opaque window. Door provides access to the side elevation.

To the First Floor Landing there is access to Four Bedrooms, a Wet Room and Separate WC.

Principal Bedroom One with window to the rear elevation enjoying views over the rear Gardens.

Bedroom Two with bay window to the front elevation enjoying views over Timperley Green. Built in wardrobe providing hanging and storage space.

Bedroom Three with window to the rear Gardens.

Bedroom Four with window to the side elevation. Built in cupboard and access to roof void storage.

The Bedrooms are served by a Walk in Wet Room with nonslip tiles, thermostatic shower with dual attachments and glazed screen and wash hand basin with built in storage. Opaque window to the side elevation. Chrome finish lighting. Underfloor heating. Chrome finish heated towel rail.

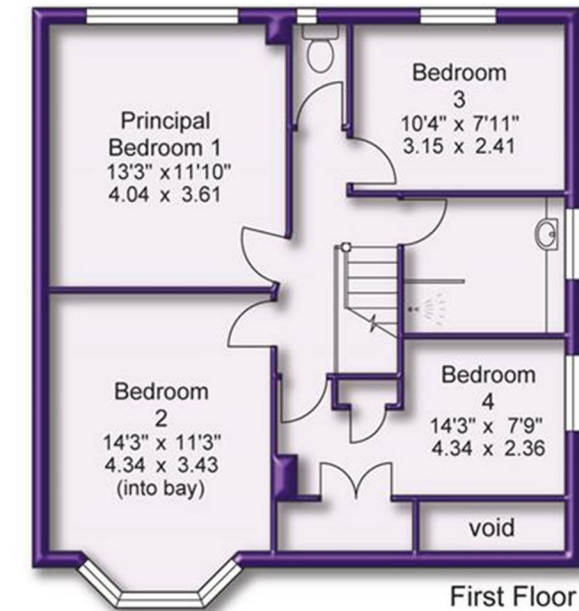
Separate WC fitted with a modern white suite and chrome fittings. Tiling to the walls and floor. Opaque window to the rear elevation.

Externally, there is a Driveway providing off road Parking, returning in front of the Integral Single Garage. There is a lawned Garden frontage, retained from the road by way of hedging.

The property enjoys a generous corner plot with lawned Gardens to three sides. To the rear there is a patio adjacent to the back of the house, accessed via the Lounge and Breakfast Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees, enclosed within timber fencing and hedging.

The Garden enjoys a South East facing therefore sunny aspect.

FREEHOLD - COUNCIL TAX BAND 'E'



Approx Gross Floor Area = 1455 Sq. Feet
(exc. void) = 135.1 Sq. Metres

