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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£475,000

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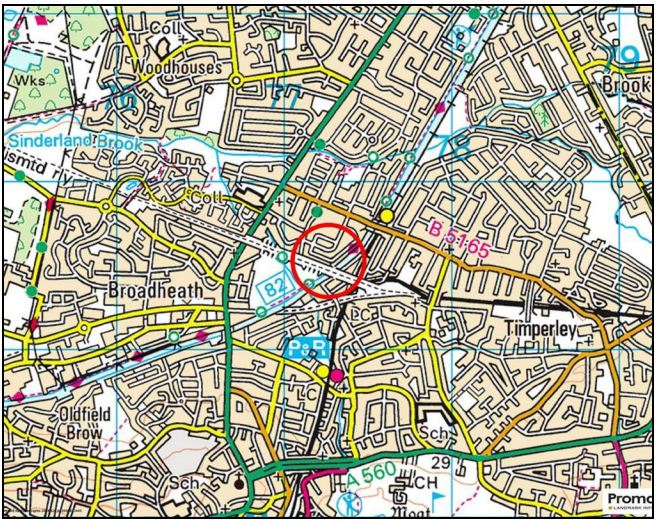
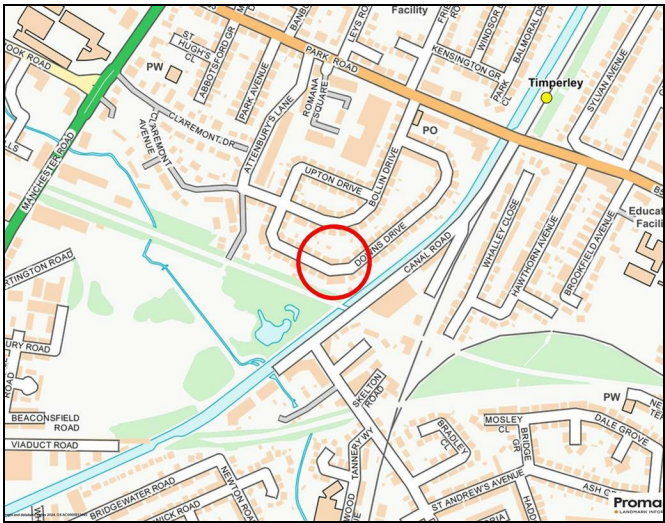
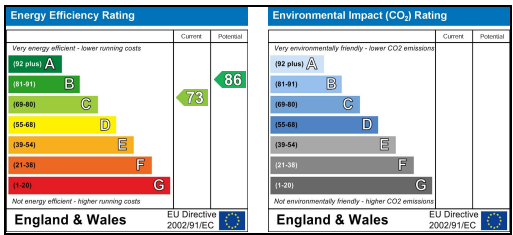
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energy efficiency

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



overview

A BEAUTIFULLY PRESENTED, UPDATED AND EXTENDED BAY FRONTED SEMI DETACHED FAMILY HOME WALKING DISTANCE OF EXCELLENT LOCAL SCHOOLS AND METROLINK AND CLOSE TO TIMPERLEY VILLAGE. 1025 SQFT.

Hall. Lounge. Open Plan Live In Dining Kitchen. Utility. Three Bedrooms. Two Bath/Shower Rooms. Driveway. Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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, improved and extended bay fronted Semi Detached family home located in this popular neighbourhood within walking distance of local convenience shops, excellent local schools and Timperley Metrolink.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 1025 square feet, providing a Hall, Lounge, Open Plan Live In Dining Kitchen, Utility and Shower Room 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 low maintenance Garden.

Comprising:

Entrance Hall with doors providing access to the Ground Floor Living Accommodation. A spindle balustrade staircase rises to the First Floor. Built in cupboard.

Lounge with bay window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace. Sliding doors open onto the:

Impressive Open Plan Live In Dining Kitchen with part vaulted ceiling and two inset Velux windows. French doors overlook and provide access to gardens beyond. Underfloor heating.

The Kitchen Area is fitted with an extensive range of base and eye level units with concealed lighting and solid wood worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a double oven, microwave oven, five ring gas hob and dishwasher. Access to useful under stairs storage.

Utility Room with built in units and solid wood worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. There is space and plumbing for a washing machine. Wall mounted gas central heating boiler. Underfloor heating. Opaque window to the side elevation and a door provides access to the gardens.

Ground Floor Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin with built in storage below and WC. Opaque window to the front elevation. Underfloor heating.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom. Loft access point with pull down ladder to a boarded Loft. Opaque window to the side elevation.

Bedroom One with bay window to the front elevation. There are built in wardrobes, cupboards and a dressing table providing excellent hanging and storage space.

Bedroom Two with window to the rear elevation enjoying views over the gardens. Built in wardrobes providing hanging and storage space.

Bedroom Three is a Single Room with window to the front elevation. Built in wardrobe and cupboard.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath, separate enclosed shower cubicle with thermostatic shower and dual attachments, wash hand basin with built in storage below and WC. Tiling to the walls. Opaque window to the side elevation. Underfloor heating.

Externally, to the front there is a paved Driveway providing off road Parking.

To the rear, there is a patio area adjacent to the back of the house, accessed the French doors from the Open Plan Live In Dining Kitchen and Utility Room. A step rises to the main Garden area, laid to Astroturf with well stocked borders with a variety of plants, shrubs and trees, with a further paved patio to the far end of the Garden. Detached Shed.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1025 Sq. Feet
= 95.3 Sq. Metres

