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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£500,000

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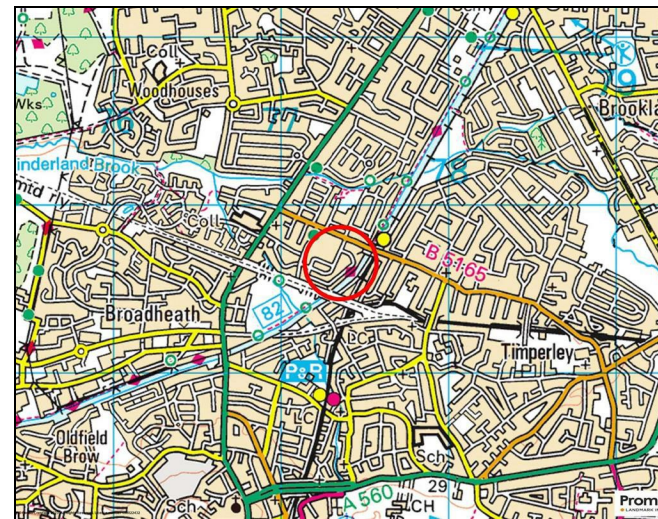
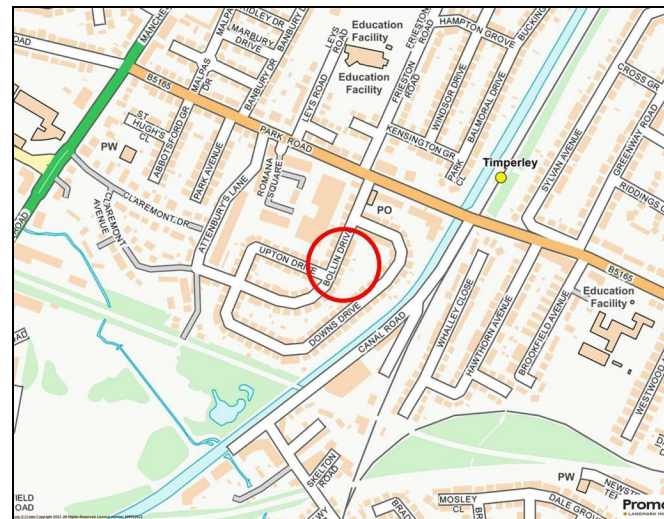


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

*****BEST AND FINAL OFFERS BY FRIDAY THE 3RD OF MAY AT 11.00AM - ALL OFFERS BY EMAIL TO THE HALE OFFICE - PLEASE INCLUDE PROOF OF FUNDS &/MORTGAGE*****
 A SUPERB, UPDATED, REMODELLED AND EXTENDED SEMI DETACHED FAMILY HOME WITH GOOD GARDEN AND DETACHED HOME OFFICE/GARDEN ROOM WALKING DISTANCE TO LOCAL SCHOOLS, SHOPS AND TIMPERLEY METRO. 1057 SQFT (exc loft space).

Hall. WC. Family Room. Open Plan Live In Dining Kitchen. Three Bedrooms. Shower Room. Home Office with En Suite Shower Room. Driveway. 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 superb, updated, remodelled and extended bay fronted Semi Detached family home located in this popular residential neighbourhood, walking distance to local schools, shops and Timperley Metrolink Station.

The stylish property is arranged over Two Floors with the accommodation extending to some 1057 square feet (excluding the loft space) providing a Hall, WC, Family Room and Open Plan Live In Dining Kitchen to the Ground Floor and Three Bedrooms and a Shower Room to the First Floor.

A particular feature is the Detached Home Office with Shower Room, which could be utilised as a Guest Bedroom or Garden Room.

Externally, there is a Driveway providing off road Parking and to the rear a lawned Garden with patio area.

Comprising:

Enclosed Porch. Stained and leaded glass window and door lead to the Entrance Hall with spindle balustrade staircase rising to the First Floor. Access to useful under stairs storage.

Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash hand basin with built in storage below and WC. Access to useful under stairs storage. Wall mounted gas central heating boiler. Window to the side elevation.

Family Room with angled bay window to the front elevation. To the chimney breast there is an attractive fireplace feature. Stripped and stained floorboards. Picture rail surround.

Impressive Open Plan Live In Dining Kitchen. To the Living Area there is a cast iron wood burning stove to the chimney breast and to the Dining Area sliding doors overlook and provide access to the gardens. Ample space for a dining table and chairs.

The Kitchen Area is fitted with an extensive range of white base and eye level units with worktops over, inset into which is a stainless steel sink with mixer tap over and tiled splashback. Integrated appliances include a Bosch oven, microwave combination oven, four ring induction hob with extractor fan over, fridge, freezer, dishwasher and washing machine.

To the First Floor there is access to Three Bedrooms and a Family Shower Room. Opaque window to the side elevation. Loft access point with pull down ladder to boarded Loft space. The Loft is a useful and versatile space which the current vendors use as an additional family room.

Bedroom One with angled bay window to the front elevation. Attractive fireplace feature to the chimney breast. Built in wardrobes, dressing table and drawers provide ample hanging and storage space. Picture rail surround.

Bedroom Two with window to the rear elevation enjoying views over the gardens. Attractive fireplace feature to an exposed brick chimney breast. Stripped and stained floorboards. Picture rail surround.

Bedroom Three is a Single room with a window to the front elevation.

The Bedrooms are served by a Family Shower Room fitted with a contemporary white suite and black fittings providing a walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Two opaque windows to the side elevation. Inset mirror.

Home Office with glazed sliding patio doors overlooking and providing access to the garden and an additional window to the front elevation.

Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with electric shower and glazed doors, wash hand basin and WC. Tiling to the walls and floor. Opaque window to the front elevation.

Externally, there is a paved Driveway providing off road Parking and a lawned Garden frontage.

To the rear, there is a paved patio area adjacent to the back of the property, accessed via the doors from the Open Plan Live In Dining Kitchen. Beyond, the Garden is laid to lawn with stocked border and enclosed within timber fencing.

- Freehold
- Council Tax band C



Approx Gross Floor Area = 1057 Sq. Feet
= 98.3 Sq. Metres

