



**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

# 12 Aimson Road West

Timperley, Altrincham, Cheshire, WA15 7XN



£525,000





**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

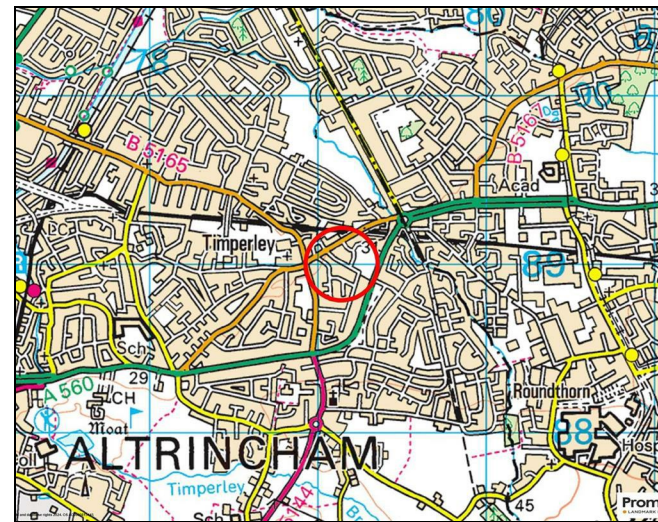
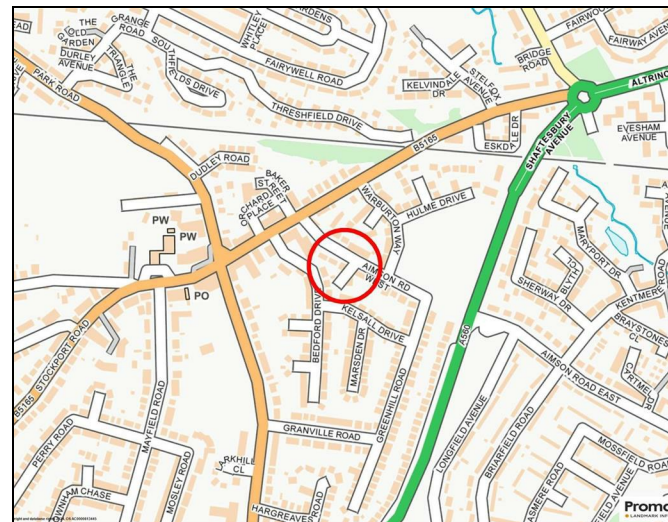


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

A STUNNING BAY FRONTED SEMI DETACHED FAMILY HOME WITH SUNNY ASPECT GARDEN CLOSE TO EXCELLENT SCHOOLS AND WITH TIMPERLEY VILLAGE LITERALLY ON ITS DOORSTEP. 1175SQFT

Porch. Hall. WC. Lounge. Home Office. Dining Kitchen. Utility. Three Bedrooms. Bathroom. Driveway. 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 stunning, updated, improved and extended bay fronted Semi Detached family home located in this popular neighbourhood walking distance to excellent schools and with Timperley Village literally on its doorstep.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 1175 square feet providing an Entrance Hall, WC, Lounge, Home Office and Dining Kitchen in addition to a Utility to the Ground Floor and Three Bedrooms served by a contemporary Bathroom to the First Floor.

Externally, there is ample off road Parking, returning in front of the Integral Garage and to the rear a sunny aspect Garden with lawn and patio areas.

Comprising:

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

Lounge with uPVC bay window to the front elevation. Built in cupboards and display shelves to either side of the chimney breast recesses. Picture rail surround.

Stunning Dining Kitchen fitted with an extensive range of white high gloss base and eye level units with solid wood worktops over, incorporating a breakfast bar, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a fridge, freezer and dishwasher. Space for a Range Cooker. French doors overlook and provide access to the gardens and a window enjoys views over the same. Access to useful under stairs storage.

Rear Hall providing access to a Home Office, Utility and Ground Floor WC. Courtesy doors lead to the Garage and to the gardens to the rear.

Home Office with inset Velux window and built in shelving.

Utility Area with space and plumbing for a washing machine and dryer. Solid wood worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Wall mounted gas central heating boiler.

WC fitted with a contemporary white suite providing a wash hand basin and WC. Opaque window to the rear elevation. Tiling to the sink area.

To the First Floor Landing there is access to Three good Bedrooms and a Family Bathroom. Opaque uPVC window to the side elevation. Loft access point.

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

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

Bedroom Three with uPVC window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over, wash hand basin with built in storage below and WC. Tiling to the walls and floor. Chrome finish heated towel rail. Opaque uPVC window to the rear elevation.

Externally, there is a Driveway providing ample off road Parking, returning in front of the Integral Garage. Lawned Garden frontage with stocked borders and enclosed within hedging.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the French doors from the Dining Kitchen. The Garden is laid to lawn with a raised border and enclosed within hedging.

The Garden is South West facing, therefore enjoys the sunshine through the afternoon and early evening.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1175 Sq. Feet  
= 109.1 Sq. Metres

