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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

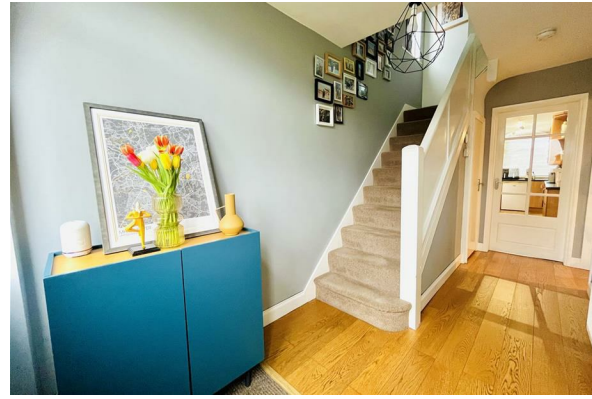
INDEPENDENT ESTATE AGENTS

120 Riddings Road

Timperley, Altrincham, Cheshire, WA15 6BU



£435,000





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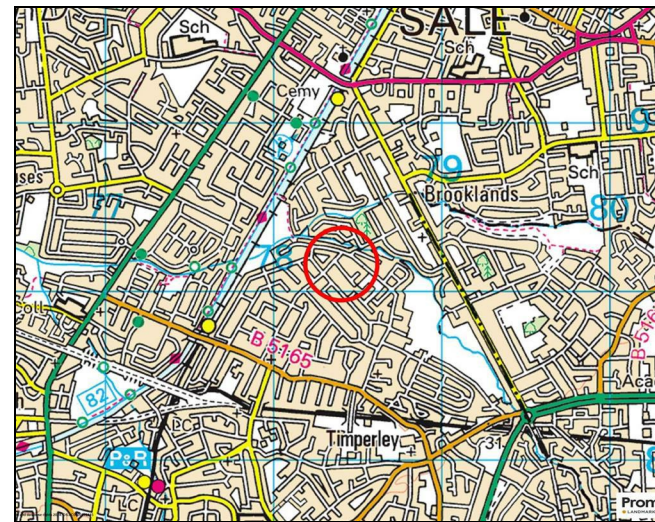
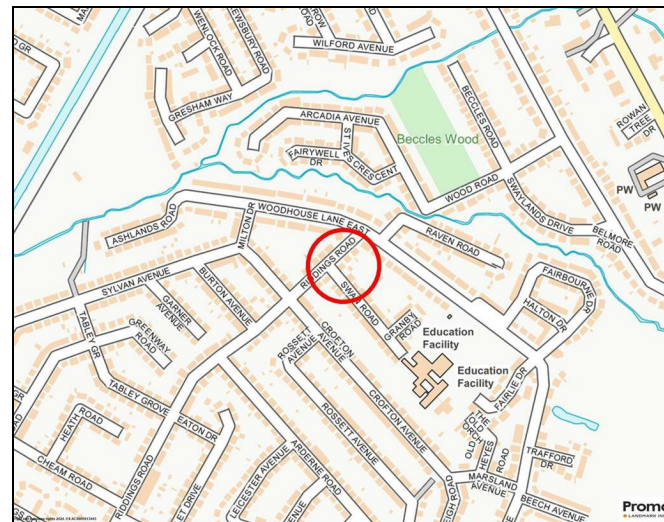
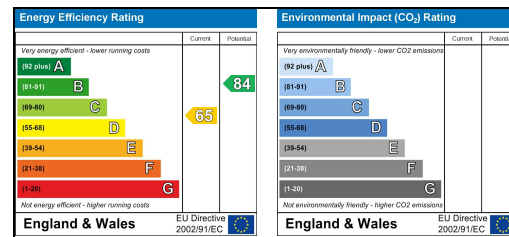


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

AN UPDATED, EXTENDED AND IMPROVED BAY FRONTED SEMI DETACHED FAMILY HOME IN HIGHLY POPULAR LOCATION WITHIN WALKING DISTANCE OF SCHOOLS AND METROLINK. 988SQFT.

Entrance Hall. WC. Lounge. Dining Room. Breakfast Kitchen. 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

An updated, extended and improved bay fronted Semi Detached family home located in a highly popular area within walking distance of Timperley Metrolink and excellent local schools.

The property is stylishly presented throughout, extending to some 988 sq ft arranged over Two Floors, providing an Entrance Hall, WC, Lounge, Dining and Breakfast Kitchen to the Ground Floor and Three Bedrooms and a Family Bathroom to the First Floor.

Externally, there is a Driveway offering ample off road Parking, returning in front of the Detached Single Garage and to the rear a South facing Garden with patio areas.

Comprising:

UPVC door leading to an Entrance Hall with staircase rising to the First Floor.

Ground Floor WC with white suite. Tiled walls and UPVC double glazed opaque window to the side elevation.

Lounge with UPVC bay window to the front elevation.

Glazed double doors lead through to the Dining Room and sliding patio doors overlook and provide access to the Garden.

Breakfast Kitchen fitted with a range of base and eye level units with worktops over, incorporating a breakfast bar, inset into which is a one and a half bowl stainless steel sink and drainer unit with tiled splashback. Integrated appliances include a stainless steel double oven and induction hob. Ample space for additional Kitchen appliances. Wall mounted gas central heating boiler housed within the units. UPVC windows to the side and rear elevations and a UPVC door provides access to the same.

First Floor Landing provides access to Three Bedrooms and a Family Bathroom. UPVC window to the side elevation.

Bedroom One with UPVC bay window to the front elevation. Built in wardrobes to each side of the chimney breast recess.

Bedroom Two is another well proportioned Double Room with UPVC double glazed window enjoying views over the Gardens. Built in wardrobes providing hanging and storage space.

Bedroom Three is a Single Room with UPVC double glazed windows to the side and front elevations.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite with chrome fittings, comprising of a bath with electric shower over, wash hand basin and WC. Part tiled walls. UPVC double glazed opaque windows to the side and rear elevations. Extractor fan. Heated towel rail.

Externally, the property is approached via a paved Driveway providing off road Parking and returning in front of a Detached Garage. Lawned Garden frontage with well stocked borders with a variety of plants and shrubs.

To the rear, there is a paved patio area, adjacent to the back of the house and beyond the Garden is mainly laid to lawn with well stocked borders. There is a further paved patio area enclosed within a pergola and timber fencing. The Garden enjoys a South facing therefore sunny aspect.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 988 Sq. Feet
(Excluding Garage) = 91.58 Sq. Metres

