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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

59 Park Road

Timperley, Altrincham, Cheshire, WA15 6TG



£580,000

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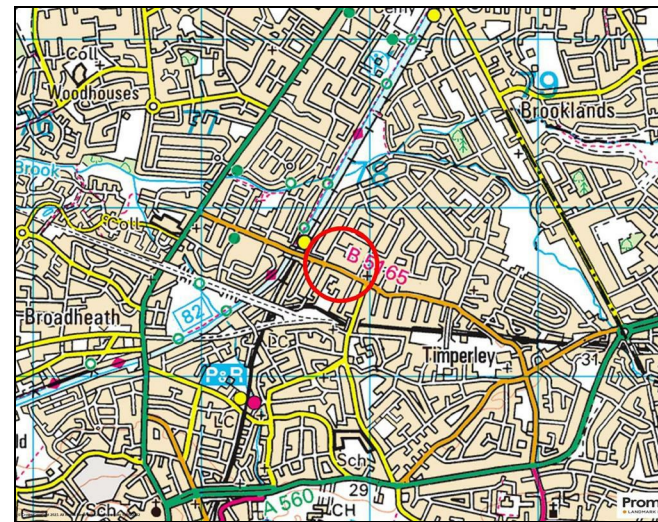


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A LOVELY SEMI DETACHED FAMILY HOME IN NEED OF SOME COSMETIC UPDATING, IDEALLY LOCATED CLOSE TO BOTH TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 1607sqft

Porch. Hall. Dining Room. Lounge. Breakfast Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Garage. Stunning Garden. NO CHAIN!



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 opportunity to purchase this extended Semi Detached family home in need of some cosmetic updating, located in a popular neighbourhood, walking distance to excellent local schools, shops and Timperley Metrolink as well as being close to both Timperley Village and Altrincham Town Centre.

The property extends to some 1607 square feet providing a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and Four good sized Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, the property enjoys a generous plot with a Driveway providing ample off road parking, returning in front of an Integral Single Garage and a good sized Garden to the rear.

This property is offered for sale with no chain.

Comprising:

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

Dining Room with bay window to the front elevation.

Lounge with fireplace feature to the chimney breast and glazed sliding patio doors overlook and provide access to a patio area and garden beyond.

Breakfast Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a sink and double drainer unit with mixer tap over and tiled splashback. Integrated oven, gas hob with extractor fan over and there is space for additional kitchen appliances. Access to useful under stairs storage. Breakfast Area with a window to the rear elevation.

Courtesy door to the Garage with up and over door. Opaque window to the side elevation. Wall mounted gas central heating boiler.

To the First Landing there is access to Four good sized Bedrooms served by Two Bath/Shower Rooms. Loft access point. Opaque window to the side elevation.

Bedroom One with a bay window to the front elevation.

Bedroom Two with window enjoying views over the gardens to the rear.

Bedroom Three with a window to the front elevation.

Bedroom Four with window to the front elevation. Loft Access point.

The Bedrooms are served by a Family Bathroom fitted with a coloured suite, providing a bath with shower attachments over, separate enclosed shower cubicle with thermostatic shower and glazed sliding door, wash hand basin and WCX. Opaque window to the rear elevation. Tiling to the walls.

Family Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and dual attachments, wash hand basin and WC. Opaque window to the rear elevation. Tiling to the walls and floor.

Externally, the property enjoys a generous plot, with a Driveway providing off road Parking and returning in front of an Integral Single Garage. There is a good sized lawned Garden frontage with sticket borders.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via doors from the Lounge and Breakfast Kitchen. Beyond, the Garden is of a good size, laid to lawn with well stocked borders with a variety of plants, shrubs and trees and enclosed within hedging and timber fencing.

This property is offered for sale with no chain!

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1607 Sq. Feet
= 148.97 Sq. Metres

