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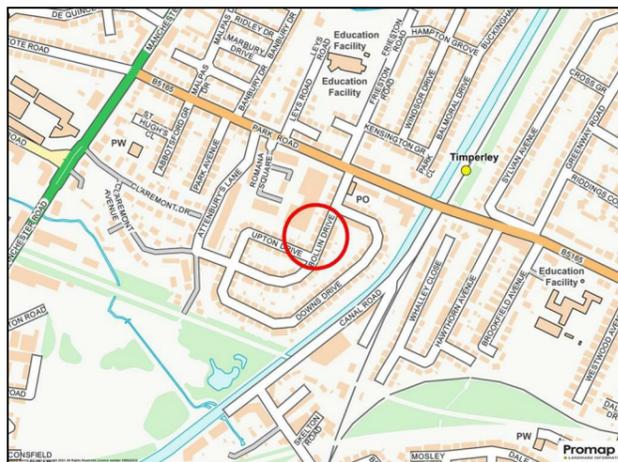


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale office proceed along Ashley Road in the direction of the station, proceeding over the crossings in to the continuation of Ashley Road, and continue to the traffic lights. Turn right onto the continuation of Ashley Road which then becomes Railway Street then forms Stamford New Road. Continue through the town centre past the railway station and at the next set of lights turn right. Continue over the flyover and turn left at the next set of lights onto Woodlands Parkway. Continue along for its entirety over the mini roundabout onto Brook Lane. Proceed along Brook Lane for a distance and the road becomes Moss Lane. Proceed to the end of Moss Lane and turn left onto Park road. Continue along, past Timperley Metrolink station and turn next left into Bollin Drive where the property will be found on the right hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

26 Bollin Drive Timperley, Altrincham, WA14 5QS



AN EXTENDED SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION WITHIN WALKING DISTANCE OF EXCELLENT LOCAL SCHOOLS, SHOPS AND TIMPERLEY METROLINK. 887sqft.

Porch. Hall. Lounge. Open Plan Dining Kitchen. Study Area. Three Double Bedrooms. Bathroom. Driveway. Garden. No Chain.

£360,000

in detail



An extended, traditional bay fronted Semi Detached family home located in this popular neighbourhood within catchment for Wellington School, walking distance of local convenience shops, the popular Park Road and St Hugh's Primary Schools and the Metrolink on Park Road.

The property is arranged over two floors with the accommodation extending to some 887 sqft providing a Hall, Lounge, Dining Room, Study Area and Kitchen to the Ground Floor and Three Double Bedrooms served by a Bathroom to the First Floor.



Externally, a Driveway provides off street Parking leading to a Detached Garage and there is a Garden with patio areas to the rear.

This property is offered for sale with no chain.

Comprising:

Enclosed Porch with tiled floor. Entrance Hall with doors providing access to the Ground Floor Living Accommodation. A staircase rises to the First Floor. Cloaks cupboard.

Lounge with bay window to the front elevation. Coved ceiling.

Dining Area with ample space for a table and chairs and open plan onto a Study Area. Window overlooks the gardens to the rear. Access to useful understairs storage.

Kitchen fitted with a range of black high gloss base and eye level units with worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven, four ring hob with extractor fan over. Space for additional kitchen appliances. Wall mounted gas central heating boiler. Window to the rear elevation and a door provides access to the same.

To the First Floor Landing there is access to Three Double Bedrooms and a Family Bathroom. Loft access point with pull down ladder to a plaster boarded loft space. Opaque window to the side elevation.

Bedroom One with bay window to the front elevation.

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

Bedroom Three with window to the rear overlooking the gardens.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Opaque window to the front elevation.

Externally, there is a paved Driveway providing off road parking and a lawned Garden frontage, retained from the road by way of wrought iron gates.



To the rear, there is a patio area adjacent to the back of the house, accessed via the doors from the Kitchen. Beyond, the garden is laid to lawn with stocked border and there is a further paved patio area to the rear. Detached Garage.

This property is offered for sale with no chain. - Freehold Council Tax Band C

