



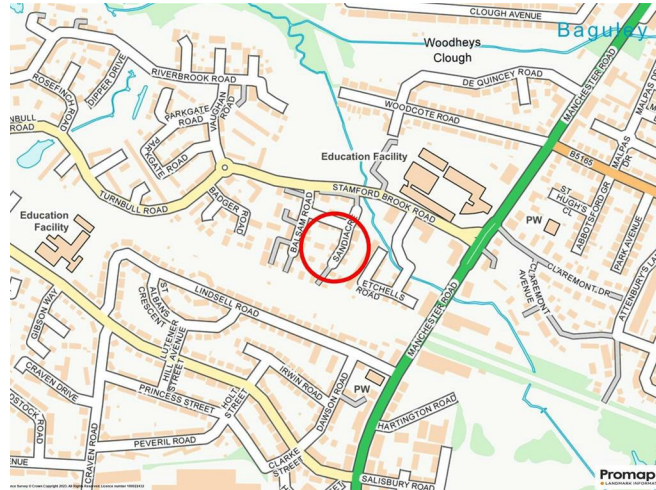
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INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, head east on School Rd/B5166 towards Hayfield St. Turn right onto Sibson Rd/B5166 then turn left onto Washway Rd/A56. Turn right onto Stamford Brook Rd then turn left onto Sandiacre and the property will be on the right.



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			
England & Wales	EU Directive 2002/91/EC	84	95

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.



INDEPENDENT ESTATE AGENTS

18 Sandiacre

West Timperley, Altrincham, Greater Manchester, WA14 5HN



A SUPERBLY PROPORTIONED EXTENDED AND ATTRACTIVELY DESIGNED THREE DBL BEDROOMED SEMI DETACHED FAMILY HOME ON THIS EVER POPULAR DEVELOPMENT.

1134SQFT. HALL. WC. LARGE LOUNGE. DINING KITCHEN. 'ORANGERY' CONSERVATORY EXTENSION. THREE DOUBLE BEDROOMS ALL WITH WARDROBES. TWO BATHS/SHOWER, ONE EN SUITE. DRIVEWAY. GARAGE. LOVELY ENCLOSED GARDEN.

CONTACT SALE 0161 973 6688

£475,000



A superbly proportioned, extended, Three Double Bedroomed Semi Detached which offers excellent family accommodation.

The property forms part of the Redrow 'Heritage Design' with attractive brick and rendered elevations.

The location is ideal, being on this popular development conveniently positioned for easy access on the A56 to Manchester City Centre travelling north, and Altrincham Town Centre travelling south, and is within easy reach of the Metrolink System on Park Road and Timperley Village beyond.

In addition to the accommodation there is ample driveway parking and a Garage.

An internal viewing will reveal:

Entrance Hall. Opaque uPVC double glazed front door. Polished tiled floor. Doors then open to the Lounge, Dining Kitchen and Ground Floor WC, staircase rises to the First Floor.

Ground Floor WC. Fitted with low level WC, corner wall hung wash hand basin. Tiled walls.

Lounge. A superb large Reception Room having two uPVC double glazed windows to the front elevation.

Dining Kitchen. An excellent sized kitchen with plenty of space for a table. The kitchen itself is fitted with an extensive range of contemporary based style units with granite worktops over and inset one and a half bowl stainless steel sink with mixer tap over. Built in stainless steel fronted electric oven with integrated microwave combination oven above. Inset four ring gas hob with stainless steel and glass extractor fan. Integrated dishwasher. Wall mounted gas central heating boiler concealed in one of the cupboards. Continuation of the polished tiled floor. Inset spotlight to the ceiling. Door opens to useful storage cupboard which also has space and plumbing for a washing machine. UPVC double glazed sliding patio doors open to the Orangery.

Orangery. A fabulous addition to the property having a glass roof, uPVC double glazed French doors and windows open out to the Garden. A uPVC double glazed door opens to the side. Inset spotlight primus lighting.

First Floor Landing. Doors provide access to the Three Bedrooms and Bathroom. A further door opens to a useful airing cupboard housing the hot water tank.

Bedroom One. An excellent sized double bedroom with uPVC double glazed window to the front elevation. Built in wardrobes. Door through to the ensuite shower room.

En Suite Shower Room. Fitted with a suite comprising of double shower enclosure with thermostatic shower. Wall hung wash hand basin. WC. Tiled floor and walls. Wall mounted heated polish chrome towel rail radiator. Opaque uPVC double glazed window to the front elevation.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation overlooking the gardens. Built in wardrobes with matching desk and storage shelving.

Bedroom Three. A uPVC double glazed window to the rear elevation overlooking the gardens. Built in wardrobes with matching desk.

Bathroom. Fitted with a suite comprising of panelled bath with thermostatic shower over and fitted glass shower screen. Wall hung wash hand basin. WC. Wall mounted heated polish chrome towel rail radiator. Tiled floor and walls. Opaque uPVC double glazed window to the side elevation. Inset spotlight to the ceiling.

Outside to the front the property is approached via a driveway providing ample parking this then leads to the 20' Single Garage.

To the rear the property enjoys a lovely enclosed lawned garden with decked patio and established borders surrounding.

A superb family home!



Approx Gross Floor Area = 1321 Sq. Feet
(inc. Garage) = 122.7 Sq. Metres
Approx Gross Floor Area = 1134 Sq. Feet
(exc. Garage) = 105.4 Sq. Metres

