



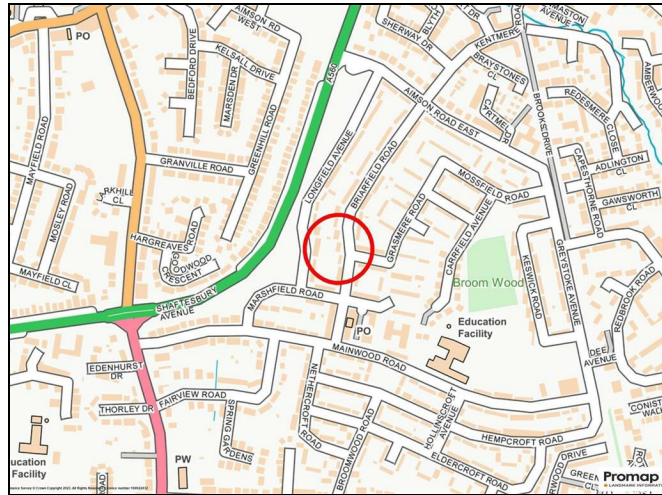
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INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office proceed along Ashley Road in the direction of St Peters Church and turn left at the Church in to Harrop Road, which becomes Planetree Road. At the end of Planetree Road turn left on to Park Road and proceed over the traffic lights in to Delahays Road. Continue over the next set of traffic lights in to the continuation of Delahays Road. At the mini roundabout proceed straight over into Thorley Lane. Continue along past the church and just before the traffic lights with Shaftesbury Avenue turn right into Mainwood Road. Proceed along Mainwood Road before taking the second left into Briarfield Road. Continue along where the property will be found on the left hand side.



INDEPENDENT ESTATE AGENTS

# 60 Briarfield Road Timperley, Altrincham, WA15 7DB



**A WELL PRESENTED SEMI DETACHED FAMILY HOME STANDING ON A GENEROUS PLOT, LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO BOTH TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRES. 826 SQFT.**

**Porch. Hall. Lounge. Dining Kitchen. Utility. Three Bedrooms. Bathroom. Driveway. Gardens. Garden Store. NO CHAIN!**

## 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			88
(81-91) B			
(69-80) C		74	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

**£300,000**

# in detail



An opportunity to acquire a Semi Detached family home with excellent potential to extend, subject to planning, located in this popular neighbourhood, walking distance to local shops, schools and close to Timperley Village and Altrincham Town Centre.

The well presented property is arranged over Two Floors with the accommodation extending to some 826 square feet providing an Enclosed Porch, Hall, Lounge, Dining Kitchen and Utility to the Ground Floor and Three Bedrooms and a Bathroom to the First Floor.



Externally, there is a paved Driveway providing ample off road Parking and the property enjoys a generous plot with good sized Gardens to both the front and rear.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Enclosed Porch with windows to the front and side elevations. Entrance Hall with staircase rising to the First Floor.

Lounge with window to the front elevation and French doors overlook and provide access to the gardens to the rear. Contemporary log effect, gas living flame fireplace to the chimney breast.



Dining Kitchen fitted with a range of base and eye level units with worktops over, inset into which is one and a half bowl stainless steel sink and drainer unit with taps over and tiled splashback. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over and there is space for additional kitchen appliances. Window to the front elevation. Built in storage cupboard housing the gas and electric smart meters.

Utility with window and door to the rear elevation.

To the First Floor Landing there is access to Three good sized Bedrooms and a Family Bathroom. Loft access point.

Bedroom One enjoys a dual aspect with windows to both the front and rear elevations.

Bedroom Two with window to the front elevation. Built in storage cupboard.

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

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin and WC. Tiling to the wall. Opaque window to the front elevation.

Externally, there is a Driveway providing ample off road Parking.

The property enjoys a generous plot with a good sized lawned garden to the front with stocked borders with a variety of plants, shrubs and trees.



To the rear, there is a paved patio area adjacent to the back of the house, accessed via doors from the Lounge and Utility. Beyond, the Garden is of a good size, laid to lawn and enclosed within timber fencing. Access to a Garden Store.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.



- Freehold  
- Council Tax Band B



Approx Gross Floor Area = 826 Sq. Feet  
= 76.8 Sq. Metres

