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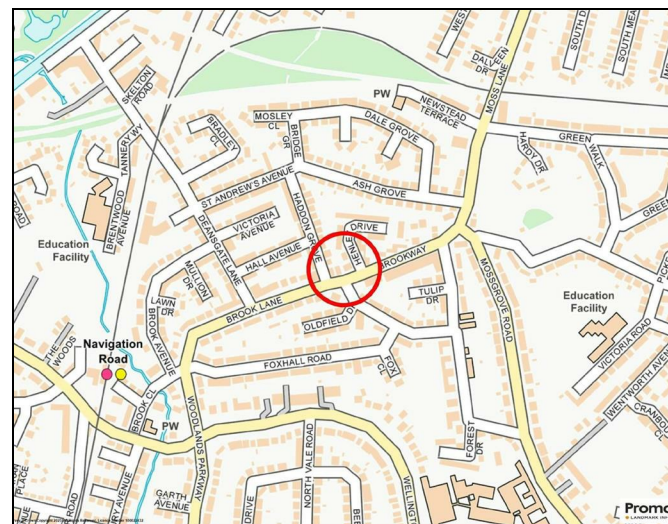
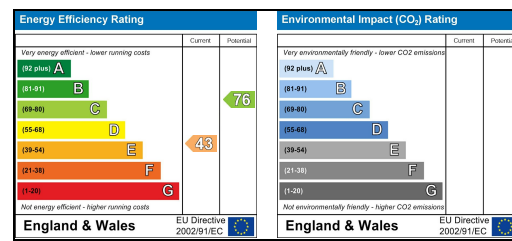


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

A STUNNING, REFURBISHED AND EXTENDED SEMI DETACHED FAMILY HOME IN THIS POPULAR NEIGHBOURHOOD, WALKING DISTANCE TO LOCAL SCHOOLS, SHOPS, TIMPERLEY VILLAGE AND METRO. 1273SQFT.

Entrance Vestibule. Home Office/Bedroom Four. Living and Family Room. Dining Kitchen. Three Bedrooms. Two Bathrooms. Driveway. Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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 stunning Semi Detached family home located in this popular neighbourhood, walking distance to local schools, shops and Timperley Village and Metrolink.

The beautifully presented property has been refurbished throughout by the current vendors benefitting from a Hive operated heating system and is arranged over Two Floors with the accommodation extending to some 1273 square feet providing an Entrance Vestibule, Home Office/Bedroom Four, Living and Family Room and Dining Kitchen to the Ground Floor, served by Three Bedrooms and Two Bathrooms.

Externally, there is a paved Driveway providing ample off road Parking and to the rear a lawned Garden with patio area.

Comprising:

Entrance Vestibule with doors providing access to the Ground Floor Living Accommodation. Built in cloaks with shelving and wall mounted gas central heating boiler.

Home Office/Bedroom 4 with window to the front elevation. Built in meter cupboard.

Ground Floor Bathroom fitted with a modern white suite and chrome fittings, providing a bath with electric shower over, wash hand basin with built in storage below and WC. Tiling to the bath and sink areas. Tiled floor. Opaque window to the side elevation.

Open Plan Living and Family Room with window to the front elevation. A spindle balustrade staircase rises to the First Floor.

Impressive Dining Kitchen with vaulted ceiling and two inset Velux windows and bi-folding doors overlook and provide access to the gardens to the rear.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl Franke sink and drainer unit with mixer tap over. Integrated appliances include a Bosch double oven, four ring induction hob with extractor fan over, fridge, freezer, dishwasher, washer dryer and drinks fridge.

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

Principal Bedroom One with window to the rear elevation enjoying views over the gardens. Built in double wardrobes providing ample hanging and storage space.

Bedroom Two with window to the rear elevation enjoying views over the gardens. Built in double wardrobe.

Bedroom Three is a good sized Single room with a window to the front elevation. A door provides access to roof void storage.

The Bedrooms are served by a contemporary Family Bathroom fitted with a white suite and chrome fittings providing a double ended bath with shower attachment over, separate enclosed shower cubicle with dual shower attachments and glazed door, wash hand basin with built in storage below and WC. Tiling to the walls. Opaque windows to the front elevation. Chrome finish heated towel rail.

Externally, there is a Driveway paved in its entirety providing ample off road Parking.

To the rear, there is a paved patio area adjacent to the back of the house, which returns to the side of the property. Beyond, the Garden is laid to lawn and enclosed within timber fencing.

- Freehold
- Council Tax band D

Approx Gross Floor Area = 1273 Sq. Feet  
= 118.2 Sq. Metres

