



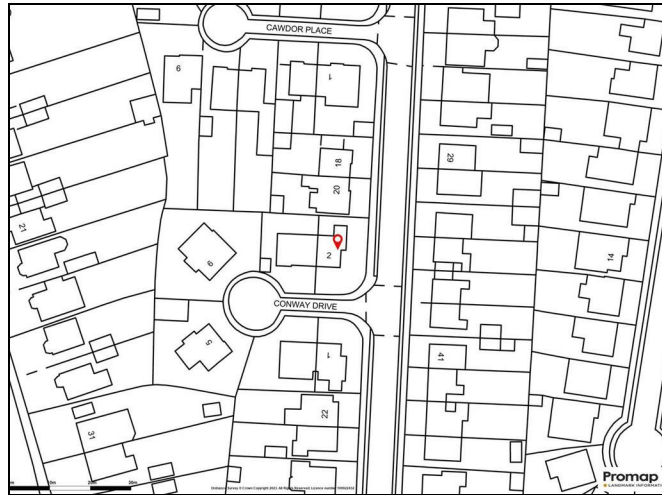
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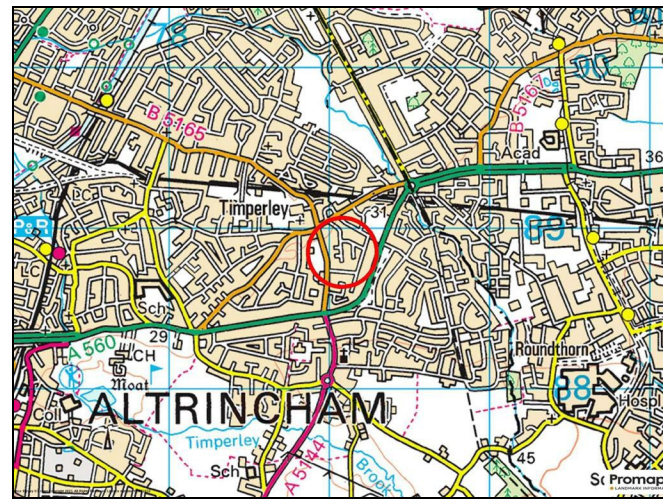
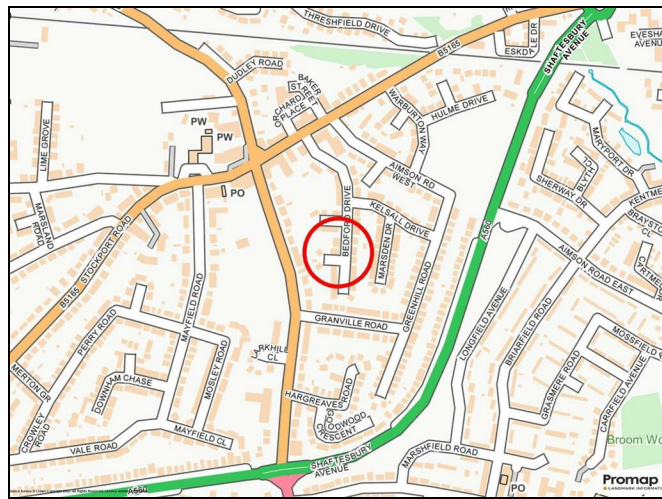


INDEPENDENT ESTATE AGENTS

location



From our Watersons Hale Office, head south-east on Ashley Rd/B5163 towards Crown Passages then continue on Harrop Rd to Park Rd/B5162. Turn left onto Harrop Rd then proceed onto Planetree Rd. Take A5144 to Bedford Dr in Timperley then turn left onto Park Rd/B5162. Continue onto Delahays Rd/A5144 then take a left onto Thorley Ln/B5163. Turn right onto Stockport then follow Bedford Dr to Conway Dr. Turn right onto Bedford Dr then turn right onto Conway Dr where 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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 the 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

2 Conway Drive Timperley, Altrincham, WA15 7XD



AN IMMACULATLY PRESENTED AND EXTENDED BAY FRONTED SEMI DETACHED FAMILY HOME IN A QUIET CUL-DE-SAC WALKING DISTANCE OF TIMPERLEY VILLAGE AND LOCAL SCHOOLS. 1071sqft.

Hall. Living and Dining Room. Breakfast Kitchen. Three good Bedrooms. Family Bathroom. Driveway. Gardens.

Offers Over - £400,000

in detail



An immaculately presented and extended, bay fronted Semi Detached family home located in a quiet cul-de-sac in this popular neighbourhood walking distance to Timperley Village and excellent local schools.

The property extends to some 1071 square feet providing a Hall, Living and Dining Room and Breakfast Kitchen to the Ground Floor and Three good Bedrooms served by a Family Bathroom to the First Floor.



Externally, there is a Driveway providing off road parking and the property enjoys a corner plot with Garden areas to three sides.

Comprising:

Enclosed Porch with door and windows to the front elevation. Tiled floor.

Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors lead to the Ground Floor living accommodation. Wood flooring.

Living and Dining Room is an Open Plan Double Reception with bay window to the front elevation and sliding patio doors to the rear overlooking and providing access to the Gardens. Wood flooring.

Breakfast Kitchen fitted with an extensive range of base and eye level units inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, four ring gas hob and extractor fan over and dishwasher. There is space and plumbing for a fridge freezer and washing machine. There are two windows to the side elevation and a door provides access to the same. Access to useful understairs storage.

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

Bedroom One with bay window to the front elevation

Bedroom Two with window to the rear elevation. Built in wardrobes provide ample hanging and storage space.

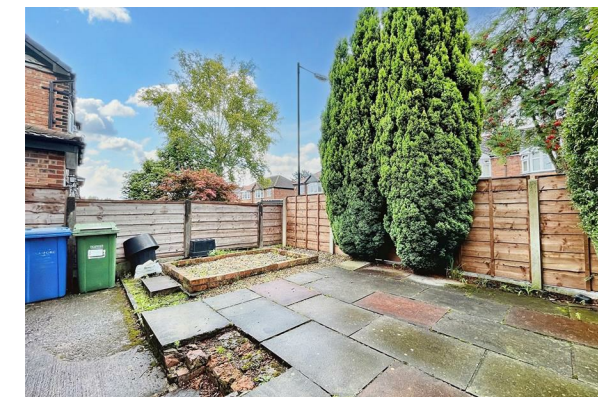
Bedroom Three is a good sized Single room with a window to the side elevation. Built in storage cupboard.

The Bedrooms are served by a Family Bathroom fitted with a coloured suite providing a corner bath, separate enclosed shower cubicle with thermostatic shower over, wash hand basin, WC and bidet. Tiling to the walls. Opaque windows to the side elevations. Built in storage cupboards housing a wall mounted gas central heating boiler.

Externally, there is a driveway providing off road parking and a lawned garden frontage retained from the road by way of timber fencing. The property enjoys a corner plot with gardens to the side and rear elevations which provide gravelled and paved patio areas with well stocked borders with a variety of plants shrubs and trees.



- Freehold
- Council Tax Band D



Approx Gross Floor Area = 1071 Sq. Feet
= 99.28 Sq. Metres

