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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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4 Chatsworth Close

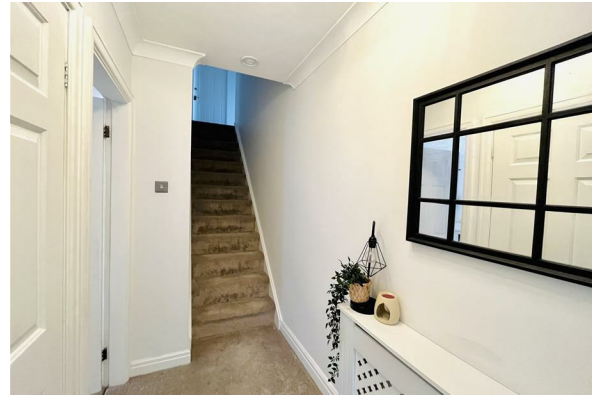
Timperley, Altrincham, WA15 7LF



£510,000

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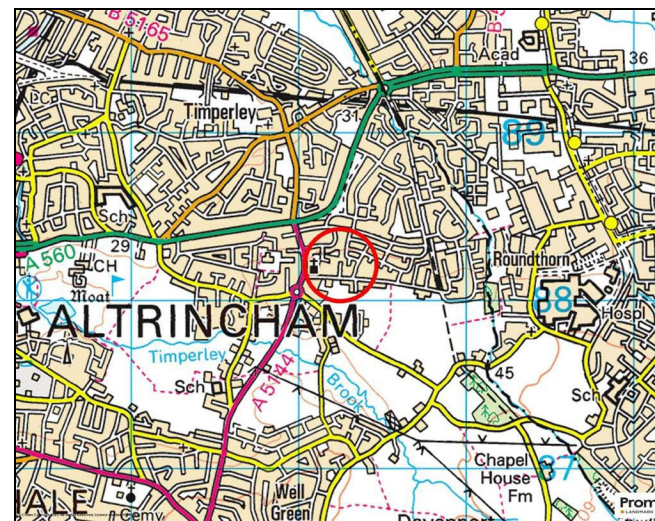
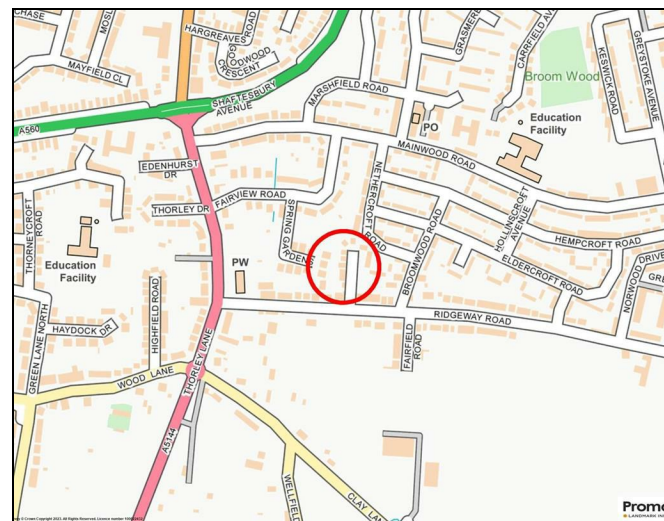


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

AN IMMACULATELY PRESENTED, MODERN DETACHED FAMILY HOME ON A POPULAR CUL DE SAC LOCATION, CLOSE TO LOCAL PRIMARY SCHOOLS. 1363SQFT

Hall. Lounge and Dining Room. Conservatory. Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Driveway. Garage. Gardens.



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.

in detail

An immaculately presented, modern Detached family home located on this peaceful cul de sac of just eight properties off Ridgeway Road in Timperley and as such within walking distance of local primary schools.

The property offers accommodation arranged over Two Floors, extending to 1363 square feet and provides a spacious Open Plan Lounge and Dining Room, in addition to a Conservatory and Kitchen to the Ground Floor, whilst to the First Floor are Three superbly proportioned Double Bedrooms served by Two Bath/Shower Rooms, including a particularly stylish, recently refitted En Suite Shower Room to the Principal Bedroom.

Externally, there is good off street Parking, in addition to a large Integral Garage with scope to convert into additional living accommodation, subject to any necessary consents.

The property enjoys a good sized, West facing sunny aspect Garden to the rear.

Comprising:

Entrance door to the Hall with staircase rising to the First Floor and door to the Ground Floor WC. A further door leads to the:

Lounge having an attractive fireplace surround, a window to the front, access to under stairs storage cupboard and a further door leads to the Garage. An arched opening from the Lounge leads into the:

Dining Room creating an excellent Open Plan Living and Dining space, and with sliding patio doors through to a conservatory and a door to the Kitchen.

Conservatory of uPVC double glazed construction with vaulted pitched roof and windows and doors enjoy an aspect of and give access to the garden.

The Kitchen is fitted with a range of painted finish, wood fronted units with worktops over with an integrated double oven, extractor fan and space and plumbing for additional kitchen appliances.

First Floor Landing serving Three Double Bedrooms and Two Bath/Shower Rooms.

Principal Bedroom One is a superbly proportioned Double room with a dormer window to the front and with extensive built in wardrobes.

This Bedroom is served by the stylishly appointed En Suite Shower Room fitted with a white suite and chrome fittings, providing an open wet room style shower area with 'drench' shower head fittings wall hung wash hand basin with toiletry cupboard and WC. Extensive tiling to the walls and floor. Chrome ladder radiator.

Bedroom Two with a window overlooking the rear garden. Built in wardrobes.

Bedroom Three is another Double Room with a window overlooking the gardens and with extensive under eaves storage space off. Built in wardrobe.

The Bedrooms are further served by the Family Bathroom fitted with a white suite of bath with shower over, wash hand basin and WC. Extensive tiling to the walls. Chrome ladder radiator.

Externally, the front of the property is approached via a Driveway providing off street Parking and in turn leading to the Integral Single Garage. There is a lawned Garden area to the front of the house and attractive aspect to the front across mature trees.

To the rear, there is a stone paved patio area returning across the whole of the back of the house, accessed via the Conservatory. Beyond, the Garden is laid a good-sized area of lawn, enclosed with timber fencing and with a backdrop of mature trees within the boundaries of this and neighbouring properties providing an attractive outlook and excellent all year round screening.

The Garden is West facing aspect, enjoying sun into the evening.

A great garden plot serving an excellent family home on a lovely cul-de-sac.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1363 Sq. Feet
(Incl. Garage) = 126.35 Sq. Metres

