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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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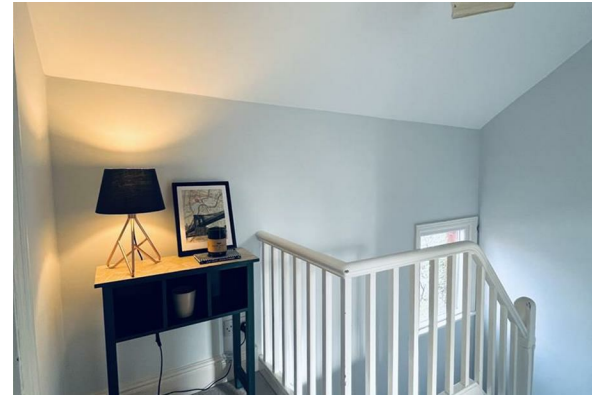
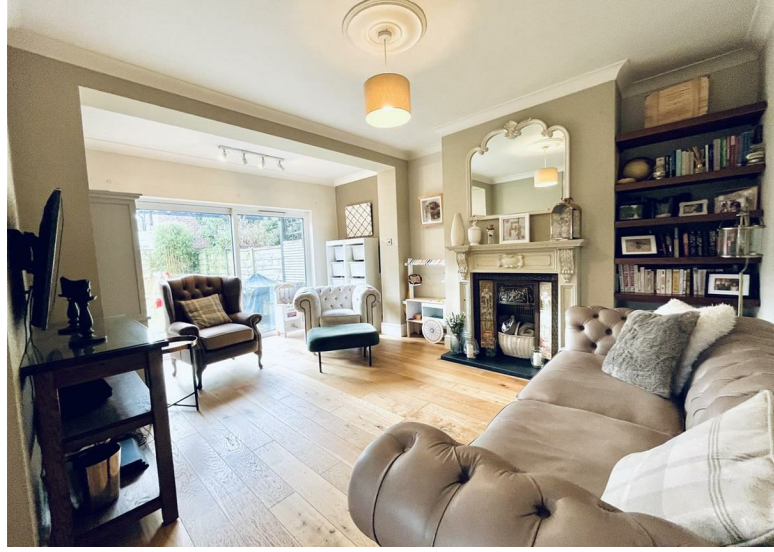
INDEPENDENT ESTATE AGENTS

33 Moss Lane

Timperley, Altrincham, WA15 6LQ



£650,000





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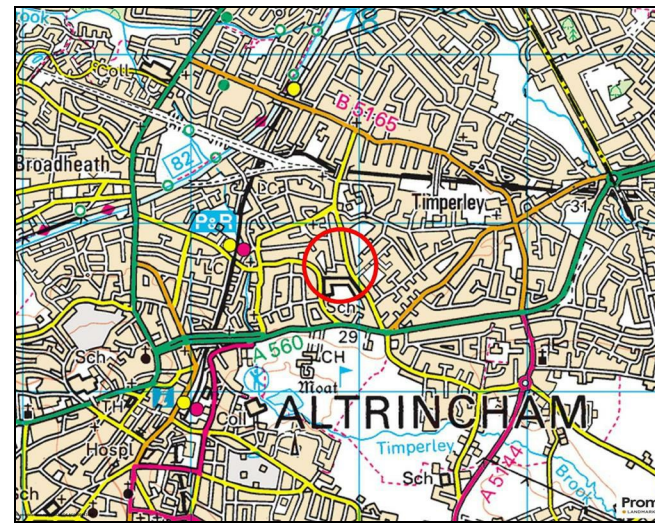
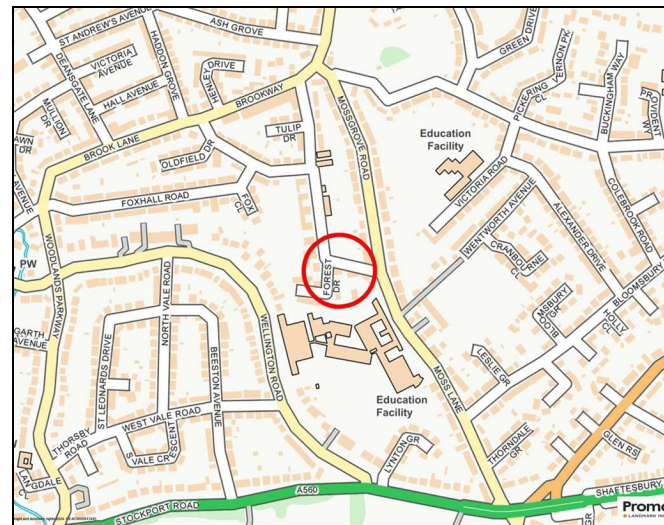
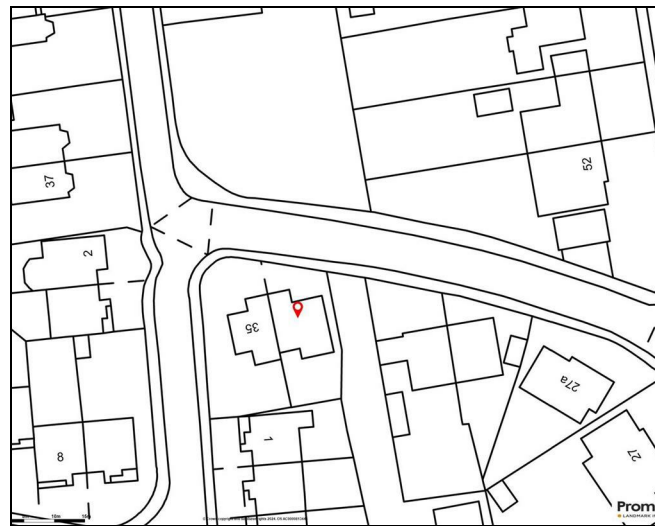
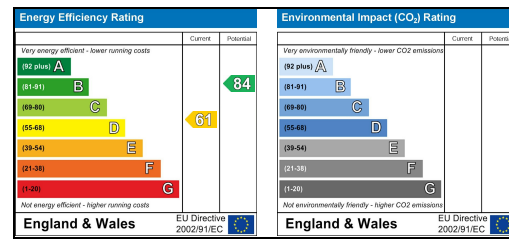


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A MOST ATTRACTIVE AND HIGHLY INDIVIDUAL SEMI DETACHED COTTAGE WITH SUNNY ASPECT GARDEN, WALKING DISTANCE TO LOCAL SCHOOLS, SHOPS, TIMPERLEY VILLAGE, ALTRINCHAM TOWN CENTRE AND THE METROLINK. 1251SQFT.

Hall. Family Room. Lounge. Open Plan Live In Dining Kitchen. Utility. GFWC. Three good Bedrooms. Bathroom. Driveway. 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

A most attractive and highly individual Semi Detached Cottage in a desirable location close to excellent local schools, Timperley Village, the Metrolink and Altrincham Town Centre.

The superbly proportioned property is arranged over Two Floors with the accommodation extending to some 1251 square feet providing a Hall, WC, Family Room, Lounge Open Plan Live In Dining Kitchen and Utility to the Ground Floor and Three good Bedrooms served by a Family Bathroom to the First Floor.

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

Comprising:

Enclosed Hall with staircase rising to the First Floor. Access to useful under stairs storage. Doors provide access to the Ground Floor Living Accommodation.

Family Room with window to the front elevation with secondary glazing. Built in shelving to either side of the chimney breast recesses. Coved ceiling.

Lounge is a superbly proportioned room with wide patio doors giving access to and enjoying an aspect of the gardens to the rear. To the chimney breast there is an attractive period style cast iron, open grate fireplace feature with tiled insert, hearth and wood surround, with. Built in shelving to one side of the chimney breast recess. Coved ceiling.

Impressive Open Plan Live In Dining Kitchen with part vaulted ceiling with three inset Velux windows, in addition to folding doors and a window to the side elevation making this a naturally light and bright space.

The Kitchen Area is fitted with an extensive range of high gloss base and eye level units with worktops over, inset into which is stainless steel, one and a half bowl sink and drainer unit with mixer tap over. The units incorporate an Island unit with inset Neff induction hob and extractor fan over. Further integrated appliances include a Neff oven and microwave oven, dishwasher, fridge and freezer. Additional window to the side elevation.

Utility Room with window to the side elevation. Built in storage unit and space and plumbing for a washing machine and dryer. Tiled floor.

Ground Floor WC fitted with a modern white suite and chrome fittings providing a wash hand basin and WC. Wall mounted gas central heating boiler. Tiled floor.

To the First Floor Landing there is access to Three good Bedrooms and a Family Bathroom. Opaque window to the front elevation.

Bedroom One with window to the rear elevation enjoying views over the gardens. Coved ceiling.

Bedroom Two with window to the front elevation. Loft access point with pull down ladder to a boarded Loft space.

Bedroom Three with two windows to the rear elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath, walk in wet room style shower, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Opaque window to the side elevation.

Externally, there is a paved Driveway providing ample off road parking and a stocked border. The property benefits from a Hypervolt 7kw electric car charging point conveniently wall mounted just inside the side passage with a 10m cable that reaches across the drive.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via sliding patio doors from the Lounge and bi-fold doors from the Open Plan Live In Dining Kitchen. Beyond, the Garden is laid to lawn with a raised stocked border and decked patio area with a cleverly designed integrated shed behind. The Garden is enclosed within timber fencing.

The Garden is South facing, therefore enjoys a sunny aspect.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1251 Sq. Feet
= 116.2 Sq. Metres

