



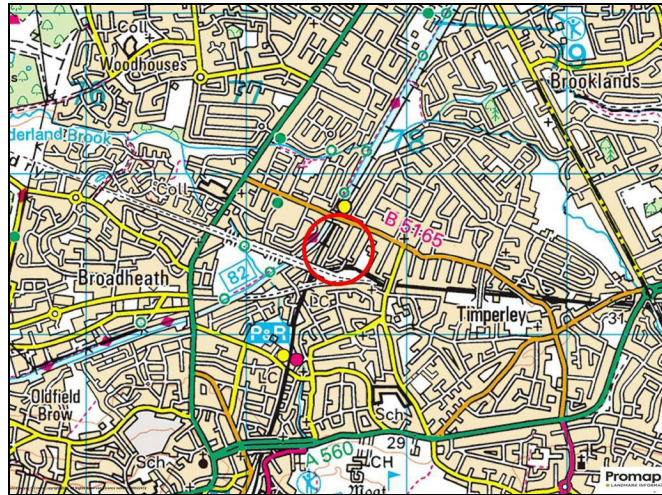
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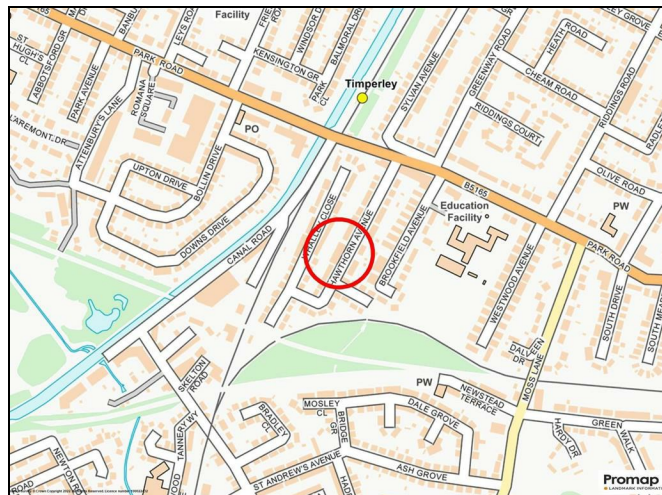


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale office proceed along Ashley Road in the direction of St Peters Church, turning left at the church onto Harrop Road which becomes Planetree Road. At the end of Planetree Road turn left onto Park Road and at the traffic lights proceed straight over crossing to Delahays Road, and over the next set of traffic lights to the continuation of Delahays Road. Proceed over the mini roundabout where the road becomes Thorley Lane and continue over the traffic lights onto the continuation of Thorley Lane towards Timperley Village. At the next set of traffic lights in Timperley Village proceed straight across into Park Road, and continue for some distance. Turn left just before Timperley Metrolink station into Hawthorn Avenue. The property will be found on the right hand side.



# 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			
(81-91) B			
(69-80) C			
(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	74	61

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 36 Hawthorn Avenue Timperley, Altrincham, Cheshire, WA15 6TR



**A SUPERB, MUCH IMPROVED AND EXTENDED PERIOD TERRACE PROPERTY EXTENDING TO SOME 1390 SQFT ARRANGED OVER THREE FLOORS INCLUDING AN IMPRESSIVE LOFT CONVERSION. IDEAL LOCATION PERFECT FOR TIMPERLEY METRO AND SEVERAL OF THE IN DEMAND SCHOOLS. 1390SQFT**

**Hall. Lounge. Dining Room. Extended Breakfast Kitchen. Four Bedrooms. Two Bath/Showers. Low maintenance Gardens.**

**CONTACT HALE 0161 941 6633**

**£415,000**

# in detail



A wonderful, comprehensively extended, Four Bedroomed Period Terrace which offers over 1650 square feet of Accommodation over Three Floors including superb Loft conversion.

Internally, the property has good-sized rooms throughout including an excellent sized extended kitchen and a large Bedroom 1 loft conversion with En Suite Shower room.



The location is popular, being ideally placed for several of the Local Schools and very convenient for the Metrolink at Timperley which is literally just down the road.

In addition to the accommodation there is an enclosed easy maintenance garden.

Comprising:  
Canopied Porch to an opaque, leaded, uPVC double glazed front door. Entrance Hallway having a spindle staircase rising to the First Floor with useful under stairs storage space. Panelled doors then open to the Lounge, Dining Room and Breakfast kitchen. Stripped wooden floors. Coved ceiling. Picture rail surround.

Lounge. A well-proportioned Reception Room having a uPVC double glazed window to the front elevation. Coved ceiling. Picture rail surround. Multi painted double doors open to the Dining Room.



Dining Room. Another good-sized Reception Room being Open Plan to the Breakfast Kitchen. Picture rail surround.

Breakfast Kitchen. A good-sized room having been extended and fitted with an extensive range of contemporary, gloss finish base and eye level units with chrome finish T Bar handles and worktops over, with an inset stainless steel double oven with four ring ceramic hob and stainless steel and glass extractor hood over. Ample space for an American style fridge freezer. Integrated dishwasher and washing machine. Inset one and a half bowl sink unit with mixer tap. Part vaulted ceiling with three inset Velux skylight windows and two uPVC double glazed windows to the rear elevation. An opaque uPVC double glazed door gives access outside. Wall mounted Valliant gas central heating boiler concealed in one of the cupboards. Extensive spotlights to the ceiling. Panelled door opens to a small cupboard which houses the high pressurised hot water tank.

First Floor Landing having a spindle balustrade to the return of the staircase opening and a spindle staircase rises to the Second Floor. Doors then provide access to Three Bedrooms and Family Bathroom.

Bedroom Two. An excellent sized Double Bedroom having two uPVC double glazed windows to the front elevation.

Bedroom Three having a uPVC double glazed window to the rear elevation.

Bedroom Four having a uPVC double glazed window to the rear elevation.



Bathroom fitted with a modern white suite and chrome fittings, providing a shaped panelled bath with thermostatic shower over, vanity sink unit, enclosed cistern WC with adjacent bathroom cabinets. Two opaque uPVC double glazed window to the side elevation. Part Tiled walls.

Second Floor Landing having a door opening to Bedroom One. There is then a small door providing access to storage space.



Bedroom One forming part of a large Loft Conversion providing a generous Main Bedroom with two skylight windows to the front elevation. Custom built in cupboards and drawers along one wall. Two small doors open to a deep wardrobe cupboard above the stairwell. Inset spotlights to the ceiling. Door through to the En Suite Shower Room.

Shower Room fitted with a suite comprising an enclosed shower cubicle with thermostatic shower, vanity sink unit and low-level WC. Tiling floor. Tiled walls. Opaque uPVC double glazed window to the rear elevation.

Outside to the rear is a private enclosed paved low maintenance garden.

Such a convenient location!

- Freehold - - Council Tax Band C



Approx Gross Floor Area = 1390 Sq. Feet  
= 128.85 Sq. Metres

