



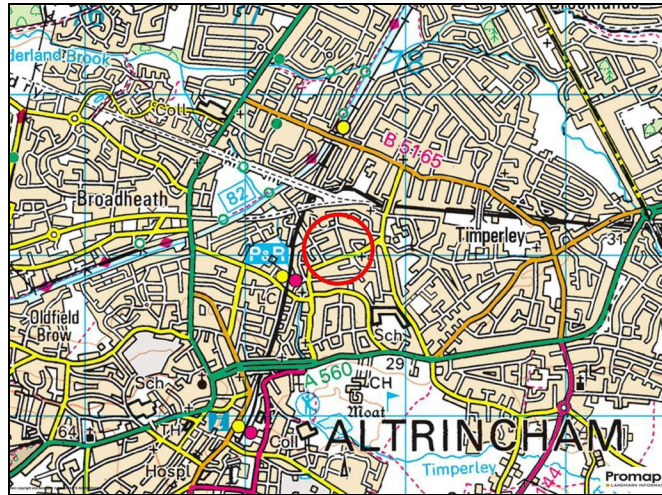
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

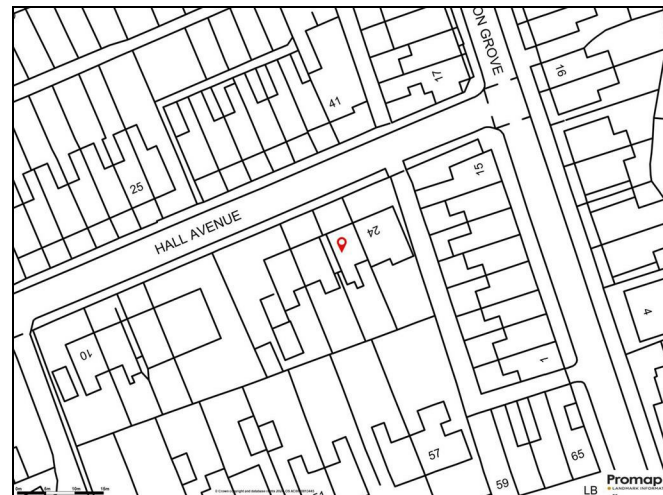
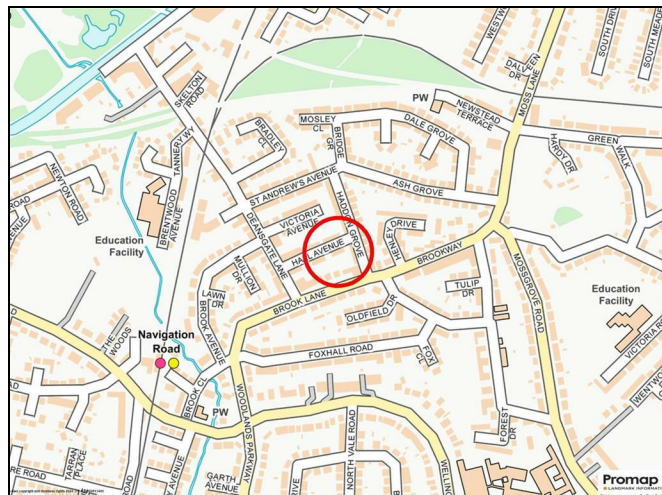


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights, turn right onto Woodlands Road and proceed along. At the next set of traffic lights turn left into Woodlands Parkway and proceed over the mini roundabout into Brook Lane. Follow the road to the right and take the first left into Deansgate Lane and the first right into Hall Avenue where 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	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A			86	(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D		68		(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 <sub>2</sub> 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 that 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

# 22 Hall Avenue Timperley, Altrincham, WA15 6SD



**A BEAUTIFULLY PRESENTED, UPDATED AND IMPROVED MID TERRACED PROPERTY WITH SOUTH FACING GARDEN, WALKING DISTANCE TO LOCAL SHOPS AND THE METROLINK. 790 SQFT.**

**Entrance Hall. Lounge. Dining Kitchen. Three Bedrooms. Bathroom. South facing Garden.**

**£385,000**

# in detail



A beautifully presented, updated and improved Mid Terraced bay fronted property located in this popular neighbourhood walking distance to excellent schools and the Metrolink as well as being close to Timperley Village and Altrincham Town Centre.

The well appointed property is arranged over Two Floors with the accommodation extending to some 790 square feet providing an Entrance Hall, Lounge and Dining Kitchen to the Ground Floor and Three good sized Bedrooms served by a stylish Bathroom to the First Floor.



Externally, there is a paved Garden frontage with an EV charging point and to the rear a lawned Garden with patio area enjoying a South facing therefore sunny aspect.

Comprising:

Recessed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation with solid wood doors throughout the ground floor. Picture rail surround.

Lounge with bay window to the front elevation and to the chimney breast there is a fireplace feature with tiled hearth and wood surround. Built in oak shelving to either side of the chimney breast recess. Solid wood flooring. Picture rail surround.



Dining Kitchen with clearly defined areas. To the Dining Area there are French doors overlooking and providing access to the gardens to the rear. Ample space for a dining table and chairs.

Kitchen Area fitted with an extensive range of base and eye level units with concealed lighting and worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven, microwave oven, four ring induction hob with extractor fan over, fridge, freezer and dishwasher. There is space and plumbing for a washing machine. Access to useful under stairs storage with electric point.

To the First Floor Landing there is access to Three good sized Bedrooms and a stylish Bathroom. Built in shelves and cupboard providing excellent storage space.



Bedroom One with window to the front elevation. Stripped and stained floorboards. Original fireplace feature.

Bedroom Two with window to the rear elevation overlooking the gardens.

Bedroom Three is a good sized Single Room with a window to the front elevation.

The Bedrooms are served by a stylish Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with thermostatic shower over with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Tiling to the walls. Opaque window to the rear



Externally, there is a paved Garden frontage with EV charging point and to the rear a paved patio area adjacent to the back of the house, accessed via the French doors from the Dining Kitchen. Beyond, the Garden is laid to lawn and enclosed within hedging.

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



- Freehold
- Council Tax Band C

Approx Gross Floor Area = 790 Sq. Feet  
= 73.5 Sq. Metres

