



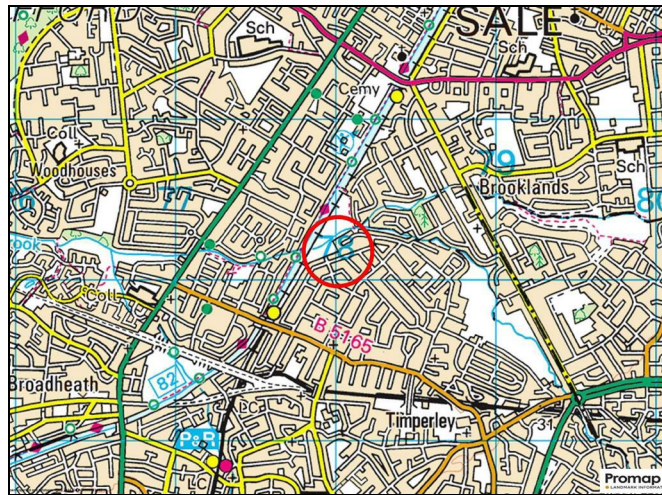
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INDEPENDENT ESTATE AGENTS

# location



# 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		Current	Potential
(92 plus) A	Very energy efficient - lower running costs			(92 plus) A	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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	Not energy efficient - higher running costs			(1-20) G	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 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

# 33 Ashlands Road Timperley, Altrincham, WA15 6AL



**\*\*OPEN HOUSE - NO NEED TO BOOK JUST TURN UP - WEDNESDAY 27TH MARCH 12.00PM-2.00PM, SATURDAY 30TH MARCH 2.00PM-4.00PM, WEDNESDAY 3RD APRIL 12.00PM-2.00PM AND SATURDAY 6TH APRIL 2.00PM-4.00PM\*\* - CLOSING DATE FOR OFFERS WEDNESDAY 10TH APRIL 2024**

**A LOVELY SEMI DETACHED FAMILY HOME STANDING ON A FANTASTIC 0.19 ACRE GARDEN PLOT AT THE HEAD OF A CUL-DE-SAC AND ENORMOUS POTENTIAL. 1191SQFT**

**Porch. Hall. Lounge. Dining Room. Kitchen. GFWC. Three Bedrooms. Bathroom. Driveway. Garage. Fantastic Garden.**

**£435,000**

# in detail



A wonderful opportunity to acquire this extended Semi Detached family home, ready to move into yet at the same time in need of some updating and improving.

Standing on an incredible garden plot extending to approximately 0.19 of an acre which widens substantially from front to rear rendering the property to have enormous potential to update, improve and extend significantly, as evidenced by the neighbouring property at 35 Ashlands Road



As it stands, the property offers approximately 1191 square feet of family living space including the garage providing Two Reception Rooms to the Ground Floor, in addition to the Kitchen and there are Three Bedrooms served by the Family Bathroom to the First Floor.

The property is positioned right at the head of this peaceful cul-de-sac off Woodhouse Lane East in Timperley with playing fields on the doorstep and within easy reach of Heyes Lane Primary School.

A fantastic family home with enormous potential on a truly amazing plot.

Comprising:

Entrance Porch. Hall with staircase to the First Floor.



Lounge accessed via the Dining Room, extended with patio doors giving access to and enjoying aspects of the gardens and with a 'hole in the wall' living flame fireplace.

Dining Room with bay window to the front and again with a 'hole in the wall' living flame fireplace.

Kitchen with windows and door enjoying aspects of and giving access to the gardens. The Kitchen is fitted with an extensive range of Maplewood veneer fronted units with granite worktops over with integrated stainless steel oven, microwave, hob and extractor fan, and further built in fridge freezer, dishwasher and housing unit for freestanding washing machine. Ground Floor WC off.

First Landing.

Bedroom One with extensive built in wardrobes and a bay window to the front.

Bedroom Two with built in cupboards and overlooking the rear gardens.

Bedroom Three to the front, also with built in cupboards.

The Bathroom is fitted with a white suite and chrome fittings, providing a shower end bath with thermostatic shower over, vanity unit wash hand basin and WC. Window to the rear.

Externally, the property has a block paved Driveway providing off street Parking and in turn leads to the substantial Detached Garage.



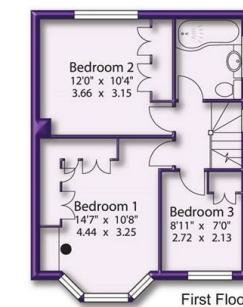
The Gardens to the property are without doubt the most exciting feature, with paved path and patio areas returning down the side and across the back of the house, opening to a substantial expanse of lawn with deep maturely stocked borders.

Beyond an area of foliage, is a further Garden area which extends deep into the corner and there are substantial trees within the boundaries of this and neighbouring properties providing excellent screening and a most attractive outlook from all principal rooms.



A wonderful Garden plot completing a great family home with enormous potential in a peaceful location.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 1191 Sq. Feet  
(inc. Garage) = 110.6 Sq. Metres  
Approx Gross Floor Area = 986 Sq. Feet  
(exc. Garage) = 91.5 Sq. Metres

