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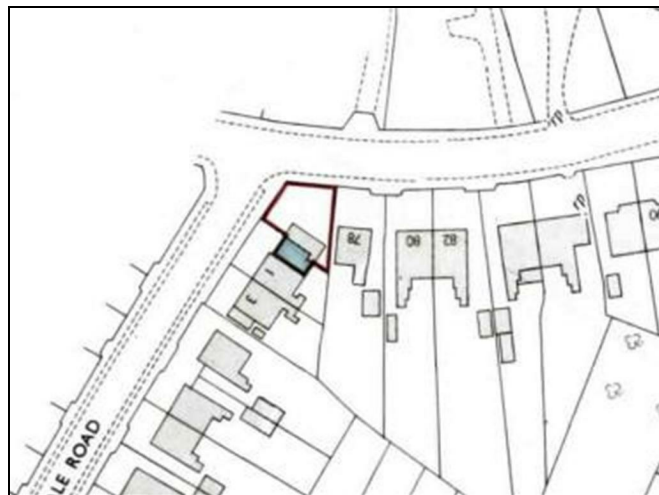
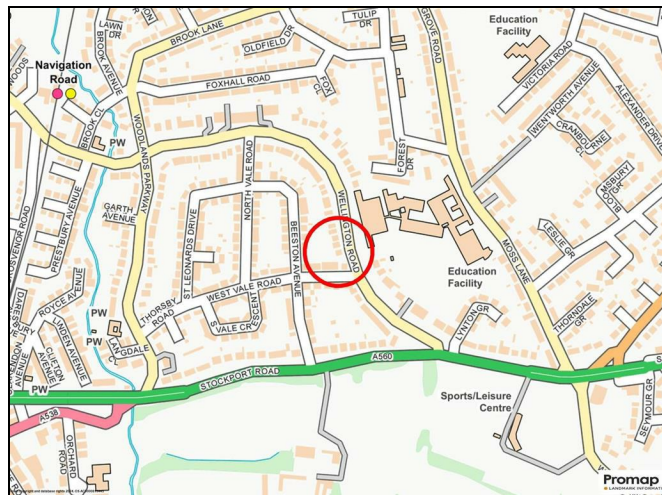


INDEPENDENT ESTATE AGENTS

# 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 at Barrington Road, turn right onto the Woodlands Road. Proceed through the next set of traffic lights, continuing along before taking a left turn into Wellington Road. Proceed for a short distance where the property will be found on the left hand side, just before West Vale Road.



# 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
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(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				(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 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

# 76a Wellington Road Timperley, Altrincham, WA15 7RW



**A SUPERB DUPLEX APARTMENT WITH ITS OWN PRIVATE ENTRANCE, GARDEN AND PARKING, LOCATED IN THIS POPULAR NEIGHBOURHOOD CLOSE TO BOTH TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 677 SQFT**

**Enclosed Porch. Entrance Hall. Dining Kitchen. Lounge. Two Double Bedrooms. Bathroom. Driveway. Garden.**

**£300,000**



# in detail



A superb duplex Apartment with its own Private Entrance, Garden and Parking located on this desirable road, ideally located within walking distance of Timperley Village, Altrincham Town Centre and all their facilities and the Metrolink at Altrincham and Navigation Road.

The well presented property is arranged over Two Floors with the accommodation extending to 677 square feet providing a Entrance Hall and Dining Kitchen to the Ground Floor and a Lounge served by Two Double Bedrooms and a Bathroom to the First Floor.



Externally, there is a Driveway providing off road Parking and a lawned Garden with well stocked borders.

Comprising:

Enclosed Porch with tiled floor. Entrance Hall with staircase rising to the First Floor.

Dining Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a stainless double oven, four ring hob with extractor fan over, fridge and freezer. French doors overlook and provide access to the gardens to the front and there is a window to the side elevation. Access to useful under stairs storage with space and plumbing for a washing machine. Tiled floor.



To the First Floor Landing there is access to a Lounge, Two Double Bedrooms and a Bathroom. Loft access point. Opaque window with stained and leaded glass feature.

Lounge with window to the front elevation and to the chimney breast there is a gas living flame coal effect fireplace.

Bedroom One with window to the rear elevation.

Bedroom Two with window to the front elevation.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, providing a bath, separate enclosed shower cubicle with electric shower and glazed folding doors, wash hand basin and WC. Wall mounted gas central heating boiler housed within a unit. Two windows to the front elevation.



Externally, there is Driveway providing off road Parking, accessed via West Vale Road. A path provides access to the Entrance Porch.

The Gardens are found to the front of the property and are laid to lawn with well stocked borders with a variety of plants, shrubs and trees.

Useful outdoor store providing excellent storage space.

- Council Tax Band B



Approx Gross Floor Area = 675 Sq. Feet  
= 62.7 Sq. Metres

