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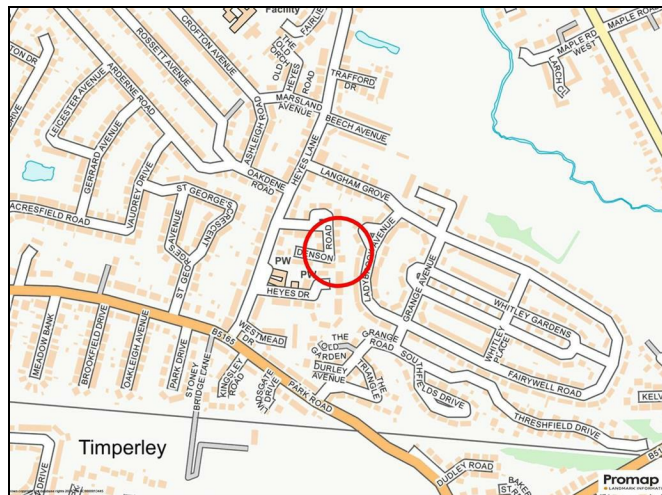


INDEPENDENT ESTATE AGENTS

# 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 railway station and at the main set of traffic lights turn right onto Woodlands Road and the Woodlands parkway flyover. Continue over the lights into Stockport Road and at the next set of traffic lights at the Hare and Hounds bear left into the continuation of Stockport Road. Proceed into Timperley Village and turn left at the traffic light in the centre of the village in to Park Road. Continue along Park Road, over the bridge and shortly afterwards turn right into Heyes Lane. Take the third on the right into Denson Grove and the property will be found towards the the end of the cul de sac.



# 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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 31 Denson Road Timperley, Altrincham, WA15 6EB



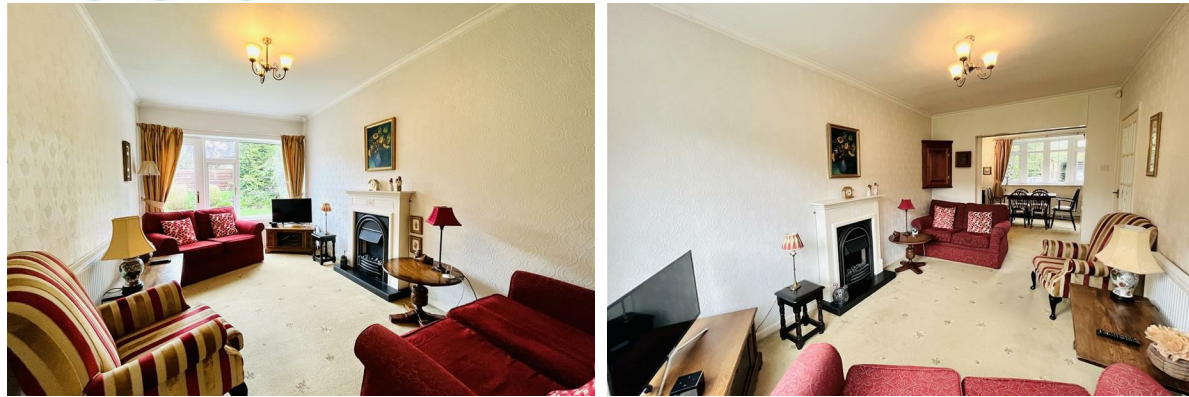
**A WELL PRESENTED DETACHED FAMILY HOME LOCATED TOWARDS THE HEAD OF A POPULAR CUL-DE-SAC CLOSE TO TIMPERLEY VILLAGE, EXCELLENT SCHOOLS AND THE METROLINK. 1126 SQFT**

**Porch. Hall. Lounge. Dining Room. Kitchen. Utility. GFWC. Three Bedrooms. Bathroom. Driveway. Garage. Garden. NO CHAIN!**

**£485,000**



# in detail



An immaculate presented Detached family home positioned towards the head of this appealing cul-de-sac off Heyes Lane in Timperley, as such is approximately midway between Timperley Village with all its amenities and Timperley Metrolink.

The property is arranged over Two Floors extending to approximately 1126 including a Detached Garage providing a really good sized Living and Dining Room connected by double sliding doors, in addition to the Kitchen, Utility Room and Ground Floor WC. To the First Floor are Three good Bedrooms served by the spacious Bathroom.



Externally, a Driveway provides off street Parking and leads to the Detached Single Garage and the Gardens are laid to the front and rear, winding towards the rear of the plot.

There is scope for the incoming purchaser to extend the property subject to any necessary consents, this may also involve removing the garage to enlarge the useable space.

An immaculately presented property, offered for sale with no chain.

Comprising:

Entrance Porch. Hall with staircase to the First Floor.



Lounge with French door and windows giving access to and overlooking the garden.

Double sliding doors to the Dining Room with a bow window to the front.

The Kitchen is fitted a modern range of units with worktops over. Integrated dishwasher and there is space and plumbing for further kitchen appliances. Window to the side and a door leads through to the Utility and GFWC.

Utility Room with skylight window and space for a washing machine and dryer. Door to the garden. Well appointed Ground Floor WC off.

First Floor Landing serving Three Bedroom and the Bathroom.

Bedroom One with built in wardrobes and double aspect windows overlooking the rear gardens.

Bedroom Two with window to the front and extensive built in wardrobes and furniture.

Bedroom Three overlooking the front with built in storage/wardrobe.

The Bedrooms are served by the Bathroom fitted with a suite of bath with shower over, WC and wash hand basin.

Externally, a Driveway provides off street Parking and leads to the Detached Single Garage.

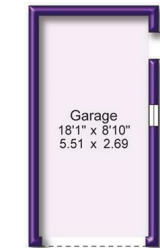


The Gardens are laid to the front and rear, the rear being of a particular good size, widening towards the rear of the plot and affording a good degree of privacy.

Rady to move into, offered for sale with no chain!



- Leasehold - 999 years from 01.05.1959 -  
- Council Tax Band D



Approx Gross Floor Area = 1126 Sq. Feet  
(inc. Garage) = 104.6 Sq. Metres  
Approx Gross Floor Area = 964 Sq. Feet  
(exc. Garage) = 89.5 Sq. Metres

