



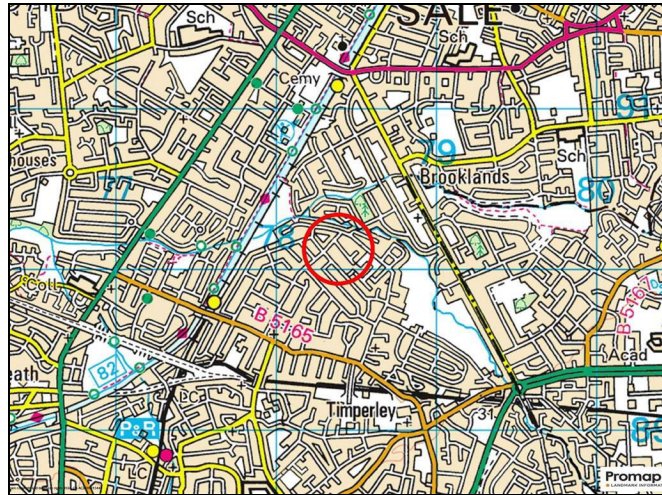
**HALE OFFICE:**  
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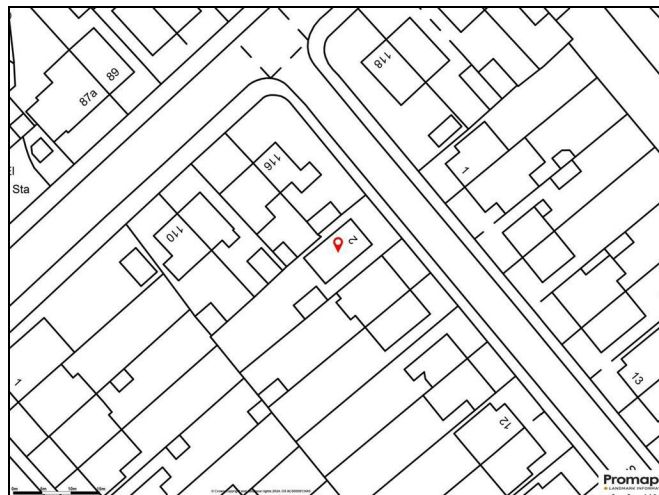
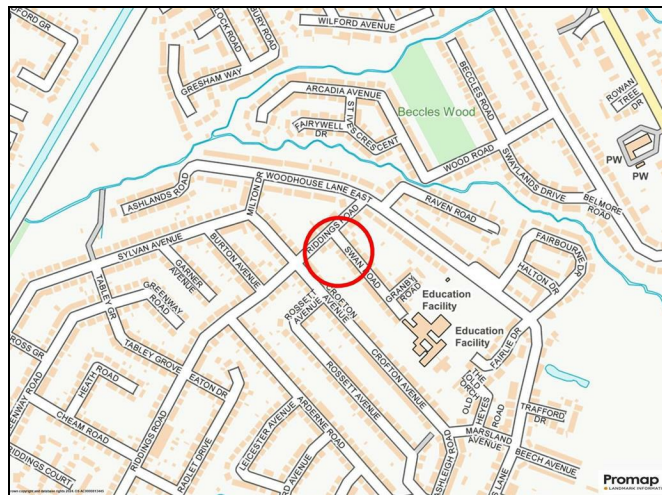


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office proceed along Ashley Road in the direction of the station, proceeding over the crossings in to the continuation of Ashley Road, and continue to the traffic lights. Turn right onto the continuation of Ashley Road which then becomes Railway Street then forms Stamford New Road. Continue through the town centre past the railway station and at the next set of lights turn right. Continue over the flyover and turn left at the next set of lights onto Woodlands Parkway. Continue along for its entirety over the mini roundabout onto Brook Lane. Proceed along Brook Lane for a distance and the road becomes Moss Lane. Proceed to the end of Moss Lane and turn left onto Park road. Turn next right onto Riddings Road and proceed along for some distance before turning right into Swan Road, 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		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

# 2 Swan Road Timperley, Altrincham, WA15 6BX



\*\*\*OPEN HOUSE SUNDAY 10th MARCH 2pm-4pm\*\*\*

**AN EXCELLENT OPPORTUNITY TO PURCHASE A BAY FRONTED DETACHED FAMILY HOME IN NEED OF MODERNISATION LOCATED IN A POPULAR PART OF TIMPERLEY CLOSE TO LOCAL SHOPS, SCHOOLS AND THE METROLINK. 1122SQFT**

**Hall. Lounge. Dining Room. Breakfast Kitchen. Three Bedrooms. Bathroom. Driveway. West facing Garden. No Chain!**

**£425,000**

# in detail



An opportunity to purchase a bay fronted Semi Detached family home in need of modernisation, located in this popular neighbourhood within walking distance of local schools, shops, the Metrolink and being close to both Timperley Village and Altrincham Town Centre.

The property is arranged over Two Floors with the accommodation extending to some 1122 square feet providing a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and Three Bedrooms and a Bathroom to the First Floor.



To the rear, there is a good sized Garden with paved patio area adjacent to the back of the house, accessed via the French doors from the Lounge. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees, enclosed within timber fencing and enjoys a West facing sunny aspect.



Externally, there is a Driveway providing ample off road Parking and to the rear a good sized lawned Garden with patio area enjoying a West facing aspect.

This property is offered for sale with no chain.

Comprising:

Enclosed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful under stairs storage. Opaque window to the side elevation. Picture rail surround.

Dining Room with bay window to the front elevation. Coved ceiling.

Lounge with French doors and windows overlooking and providing access to the gardens to the rear. Coved ceiling.

Breakfast Kitchen with window to the side elevation. Wall mounted gas central heating boiler housed within a unit.

The Kitchen Area is fitted with base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with taps over. Windows to the side and rear elevations and a door provides access to the same.

To the First Floor Landing there is access to Three Bedrooms and a Bathroom. Opaque window to the side elevation. Loft access point. Picture rail surround.

Bedroom One with bay window to the front elevation.

Bedroom Two with window to the rear elevation. Built in cupboards to one side of the chimney breast recess.

Bedroom Three with windows to the front and side elevations.

The Bedrooms are served by a Family Bathroom fitted with a coloured suite providing a bath, shower cubicle with electric shower, wash hand basin and WC. Opaque window to the rear elevation.

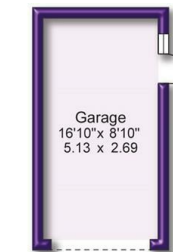
Externally, there is a Driveway providing off road Parking and a lawned Garden frontage with well stocked borders with a variety of plants, shrubs and trees.



Detached Garage.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 1122 Sq. Feet  
= 104.3 Sq. Metres

