



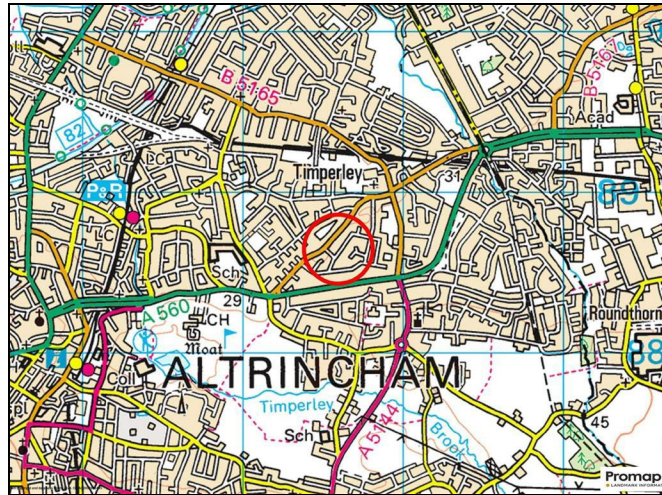
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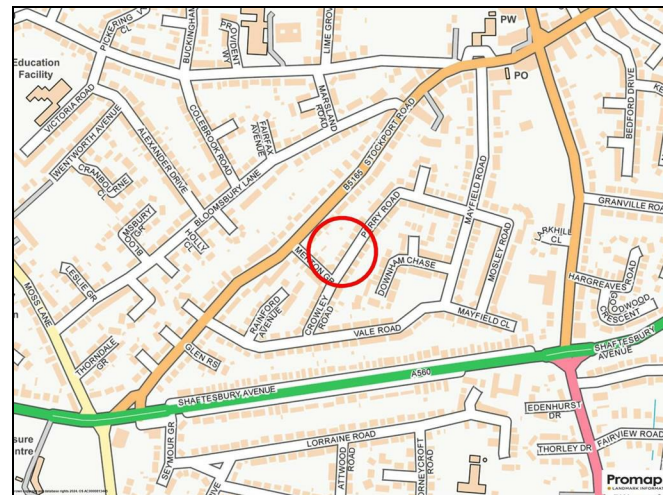


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale office proceed along Ashley Road in the direction of St Peters Church, turning left at the church into Harrop Road. Harrop Road becomes Planetree Road and at the end of Planetree Road, turn left onto Park Road. Proceed straight across the traffic lights into Delahays Road and continue along for the entirety of the road, passing through a further set of traffic lights until reaching the roundabout with Wood Lane. Turn left into Wood Lane and continue along for a distance until the end with the traffic lights at Stockport Road. Turn right and then immediately left into the continuation of Stockport Road. Take third right into Merton Grove and at the end turn left onto Perry Road. Proceed along and the property will be found on the left 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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

7 Perry Road Timperley, Altrincham, WA15 7SX



A WELL PRESENTED BAY FRONTED SEMI DETACHED FAMILY HOME LOCATED ON THIS POPULAR ROAD CLOSE TO TIMPERLEY VILLAGE AND EXCELLENT SCHOOLS. 826 SQFT.

Hall. Family Room. Living/Dining Room. Kitchen. Three Bedrooms. Family Bathroom. Driveway. Gardens. Detached Garage.

£450,000

in detail



A well presented bay fronted Semi Detached family home located in this popular neighbourhood, walking distance to excellent local schools, Timperley Village and close Altrincham Town Centre and the Metrolink.

The property is arranged over Two Floors with the accommodation extending to 826 square feet providing a Hall, Family Room, Living and Dining Room and Kitchen to the Ground Floor and Three Bedrooms served by a Family Bathroom to the First Floor.



Externally, there is a Driveway providing off road Parking and to the rear a good sized Garden with patio area.

Comprising:

Enclosed Porch with tiled floor. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation.

Family Room with uPVC bay window to the front elevation.

Living and Dining Room with sliding uPVC patio doors overlooking and providing access to the gardens to the rear. Additional window to the side elevation. To the chimney breast there is a cast iron log burning stove with tiled hearth. Access to useful under stairs storage.



Kitchen fitted with a range of white high gloss base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven, four ring gas hob and extractor fan over. There is space for a fridge and washing machine. uPVC window to the rear elevation enjoying views over the gardens and a door provides access to the same.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom. Opaque uPVC window to the side elevation.

Bedroom One with uPVC window to the rear enjoying delightful views over the gardens.

Bedroom Two with uPVC bay fronted window to the front elevation.

Bedroom Three with uPVC window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a shaped bath with thermostatic shower over and glazed screen, wash hand basin and WC. Tiling to the walls. Opaque uPVC windows to the side and rear elevations.

Externally, there is a Driveway providing off road parking and a lawned Garden frontage, retained from the road by way of brick walling.



To the rear, there is paved patio area adjacent to the back of the house, accessed via the sliding patio doors from the Living and Dining Room. Beyond, the Garden is a good size, mainly laid to lawn with well stocked borders with a variety of plants, shrubs and trees, enclosed within timber fencing.

Detached Garage



- Leasehold - 999 years from 17 August 1935
- Council Tax Band C

Approx Gross Floor Area = 840 Sq. Feet
= 78.0 Sq. Metres

