



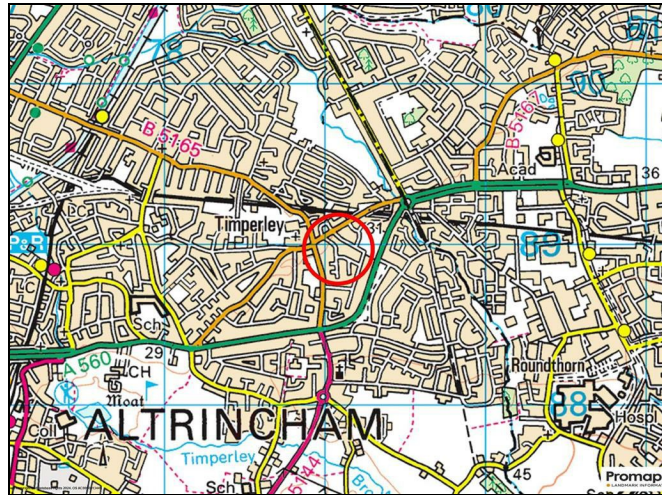
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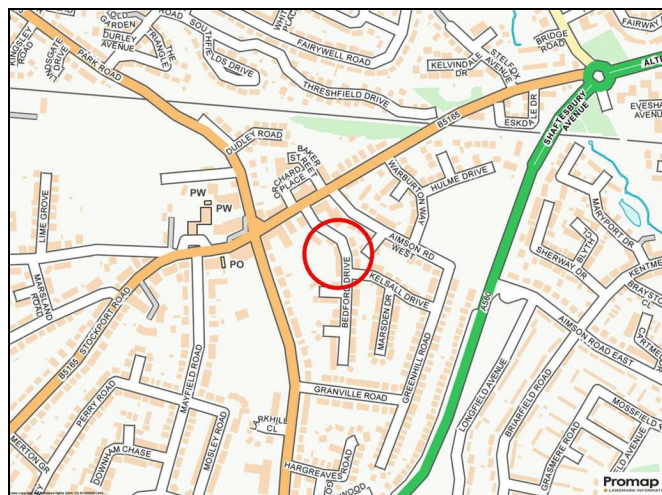


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of the Station, turning right just before the crossings into Victoria Road. At the end of Victoria Road, turn right onto Hale Road and take the first left turning into Hawthorn Road. At the end turn left onto Stamford Park Road. Continue to the traffic lights proceeding straight over, past Tesco on the left and over the next set of lights into Oakfield Road. Continue to the end and turn right at the traffic lights onto Woodlands Road. Continue over the traffic lights where the road becomes Stockport Road. Continue along and bear left at the Hare and Hounds public house onto the continuation of Stockport Road and follow the road into Timperley village. Once in the Village continue along, through the main set of traffic lights and turn right into Bedford Drive 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 ₂) Rating	
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	
		85			
		60			
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

8 Bedford Drive Timperley, Altrincham, WA15 7UZ



A SUPERBLY LOCATED BAY FRONTED SEMI DETACHED FAMILY HOME WITH SUNNY ASPECT GARDEN WITH BOWLING GREEN VIEWS AND TIMPERLEY VILLAGE LITERALLY ON ITS DOORSTEP. 821sqft

Porch. Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom Room. Separate WC. Driveway. Garden. Detached Garage. No Chain

£400,000

in detail



A superbly located bay fronted Semi Detached family home located in this popular neighbourhood close to excellent schools, Timperley Green and having Timperley Village literally on its doorstep.

The well proportioned property is arranged over Two Floors with the accommodation extending to some 821 square feet providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and Three Bedrooms, Bathroom and Separate WC to the First Floor. There is excellent potential to extend the property subject to any necessary planning consents.



Externally, there is a paved Driveway providing off road parking, returning in front of a Detached Single Garage and there is a sunny aspect Garden to the rear.

This property is offered for sale with no chain.

Comprising:

Canopied Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Built in Cloaks.

Lounge with uPVC double glazed bay window to the front elevation. Fireplace feature.

Dining Room with uPVC double glazed window to the rear elevation enjoying views over the garden.

Kitchen fitted with a range of 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 with extractor fan over and there is space and plumbing for additional appliances. Wall mounted gas central heating boiler. Window to the side elevation and a door provides access to the gardens to the rear.

To the First Floor Landing there is access to Three Bedrooms, Bathroom and Separate WC. Window to the side elevation. Loft access point.

Bedroom One with uPVC double glazed window to the rear elevation enjoying views over the gardens and the bowling green beyond.

Bedroom Two with uPVC double glazed window to the front elevation.

Bedroom Three with uPVC double glazed window to the rear elevation enjoying views over the gardens an bowling green beyond.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a corner bath with electric shower over and glazed screen and wash hand basin. Tiling to the sink and bath areas. Opaque uPVC double glazed window to the front elevation.

Separate WC fitted with a white suite. Opaque double glazed window to the side elevation.



Externally, the property is approached via a paved Driveway providing off road Parking, returning in front of a Detached Single Garage. There are well stocked borders, enclosed within timber fencing.

To the rear, there is a patio area adjacent to the back of the house, accessed via a door from the Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing and hedging.



The Garden is West facing, therefore enjoys the afternoon and early evening sun.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 821 Sq. Feet
= 76.2 Sq. Metres

