



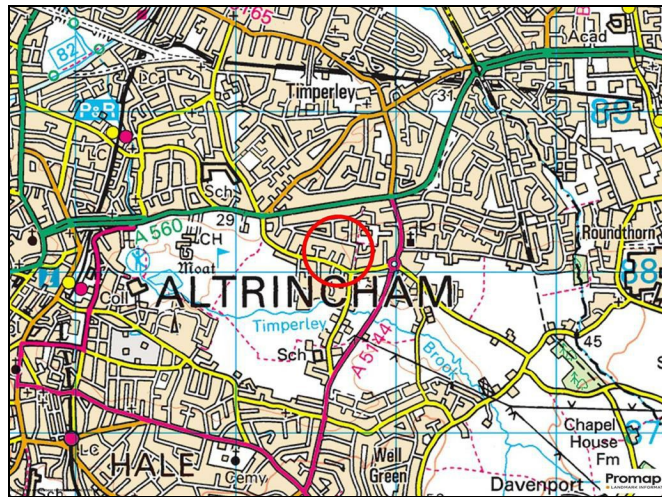
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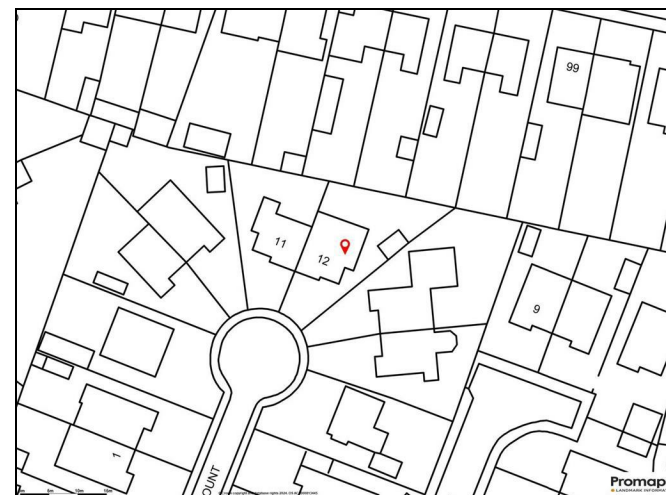
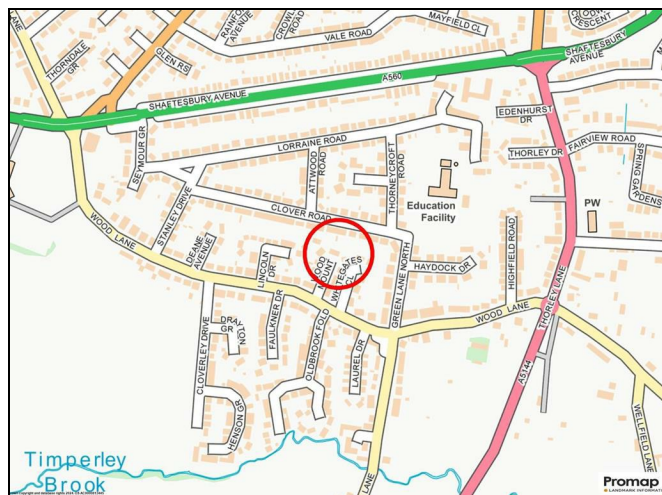


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office proceed along Ashley Road in the direction of St Peters Church and turn left at the Church in to Harrop Road, which becomes Planetree Road. At the end of Planetree Road turn left on to Park Road and proceed over the traffic lights in to Delahays Road. Continue over the next set of traffic lights in to the continuation of Delahays Road. At the mini roundabout turn left into Wood Lane and proceed along for a short distance and take the second right turn into Wood Mount where property will be found at the head 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 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.



INDEPENDENT ESTATE AGENTS

12 Wood Mount Timperley, Altrincham, WA15 7PP



A BEAUTIFULLY PRESENTED SEMI DETACHED BUNGALOW LOCATED ON A QUIET CUL-DE-SAC CLOSE MIDWAY BETWEEN TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 1161SQFT

Porch. Hall. Living Room. Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Driveway. Garage. Lovely Garden.

£475,000

in detail



A superbly presented, extended, updated and improved Semi Detached Bungalow located at the head of this peaceful cul-de-sac just off Wood Lane in Timperley and enjoying a maturely stocked Garden.



The property offers versatile accommodation providing a spacious Living Room in addition to a well appointed Breakfast Kitchen and has Three Double Bedrooms, one of which is currently used as a Reception Room, served by Two stylish Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally, a long Driveway leads to a Detached Garage/Storage and the Garden widens to the rear and is laid to lawn with a patio positioned to maximise the South and West facing sun.

Many Bungalows offered for sale are in need of modernisation, this one is literally ready to move into with the minimum of fuss.

Comprising:

Porch. Hall.

Living Room with fireplace feature and French doors and windows giving access to and enjoying aspects of the gardens.

A door leads through to the Kitchen which enjoys a garden aspect and is fitted with a range of cream high gloss finish units with integrated stainless steel oven, hob, extractor fan, fridge, freezer, dishwasher and washing machine.

Principal Bedroom One with bay window to the front. Extensive built in furniture and served by the well appointed En Suite Shower Room.

Two further Double Bedrooms, one with built in wardrobes and the other currently utilised as a Dining Room/Reception Room.

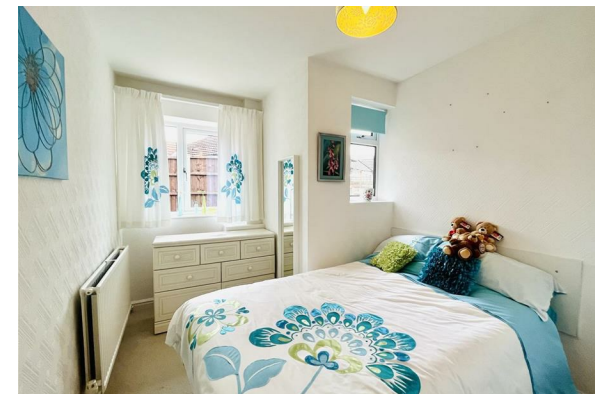
The Bedrooms are further served by a Bathroom fitted with a three piece suite in white, including a double ended bath.

Externally, a long Driveway provides good off street Parking and in turn leads to the detached Garage.

There are well stocked Gardens to the front and rear.

The property is ready to move into with the minimum of fuss.

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 1161 Sq. Feet
(inc. Garage) = 107.8 Sq. Metres
Approx Gross Floor Area = 1016 Sq. Feet
(exc. Garage) = 94.3 Sq. Metres

