



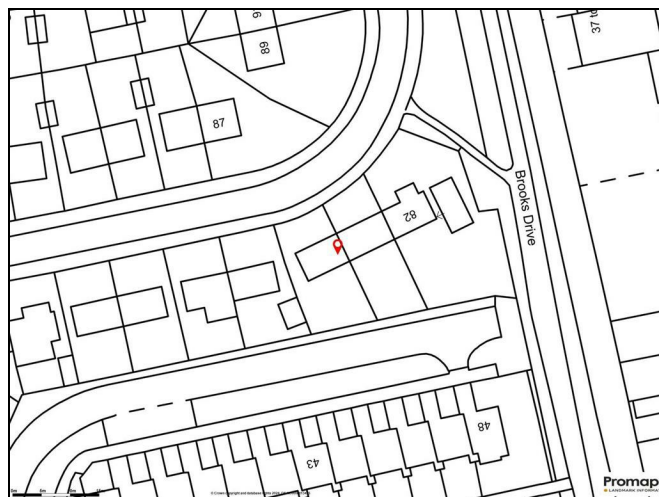
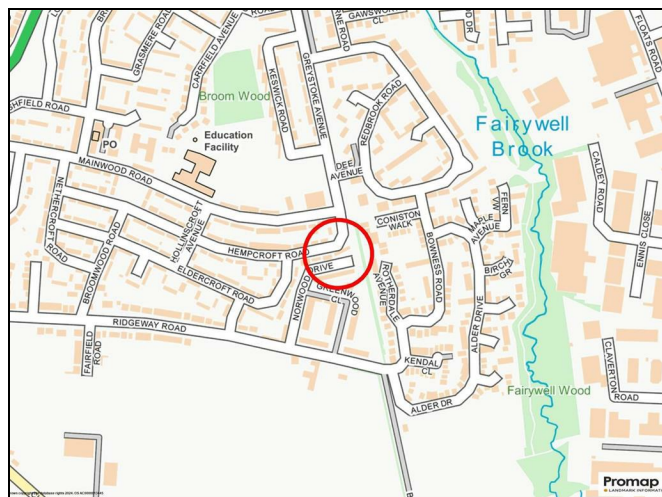
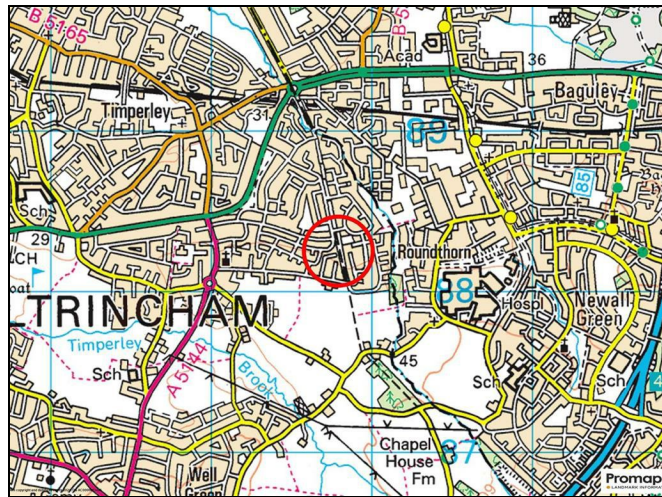
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INDEPENDENT ESTATE AGENTS

# location



# 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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

# 78 Hempcroft Road Timperley, Altrincham, WA15 7JF



**A BEAUTIFULLY PRESENTED END TERRACED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO TIMPERLEY VILLAGE, ALTRINCHAM TOWN CENTRE AND EXCELLENT SCHOOLS. 808SQFT.**

**Lounge. Dining Kitchen. Three Bedrooms. Bathroom. Separate WC. Driveway. Low maintenance South facing Garden.**

**Offers Over - £365,000**

# in detail



A well proportioned End Terraced property in this popular location walking distance to local convenience shops, schools and being close to both Timperley Village and Altrincham, Town Centre.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 808 square feet providing a Lounge and Dining Kitchen to the Ground Floor and Three good sized Bedrooms served by a Bathroom and Separate WC to the First Floor.



Externally, there is a paved Driveway providing ample off road Parking and to the rear a low maintenance paved garden.

Comprising:

Open Plan Lounge enjoying a dual aspect with uPVC double glazed window to the front elevation and uPVC double glazed French doors overlooking and providing access to the gardens to the rear. To the chimney breast there is a gas living flame coal effect fireplace with marble hearth and wood surround. A staircase rises to the First Floor. Access to useful under stairs storage.

Dining Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a double oven, four ring gas hob with extractor fan over and dishwasher. There is space and plumbing for additional kitchen appliances. Windows to the front and side elevations and a door provides access to the same. Access to useful under stairs storage.

To the First Floor Landing there is access to Three good sized Bedrooms, Bathroom and Separate WC. Double glazed uPVC opaque window to the rear elevation. Loft access point. Built in airing cupboard housing the wall mounted gas central heating boiler.

Bedroom One with uPVC double glazed windows to the side and rear elevations.

Bedroom Two with uPVC double glazed window to the rear elevation enjoying views over the gardens to the rear.

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

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen and wash hand basin. Double glazed uPVC opaque window to the front elevation. Tiling to the walls.

Separate WC with a white suite. Double glazed uPVC opaque window to the front elevation.

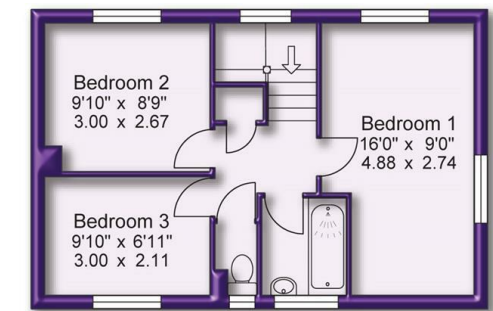
Externally, the front of the property is paved in its entirety providing ample off road Parking and enclosed within timber fencing.



The Gardens to the rear are designed with low maintenance in mind with a paved patio area adjacent to the back of the house, accessed via the door from the Dining Kitchen. Beyond there are stocked borders with a variety of plants, shrubs and trees, enclosed within timber fencing.

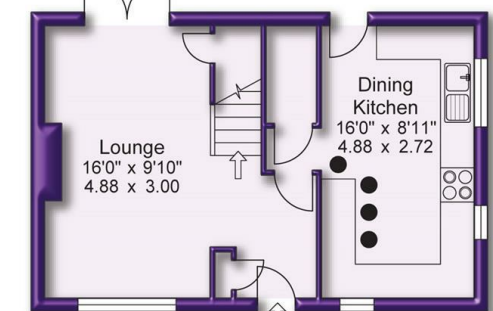
The Garden is South facing and therefore enjoys a sunny aspect.

- Freehold
- Council Tax Band A



First Floor

Approx Gross Floor Area = 808 Sq. Feet  
= 75.1 Sq. Metres



Ground Floor