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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

10 Hodgson Drive

Timperley, Altrincham, WA15 6DD



£465,000





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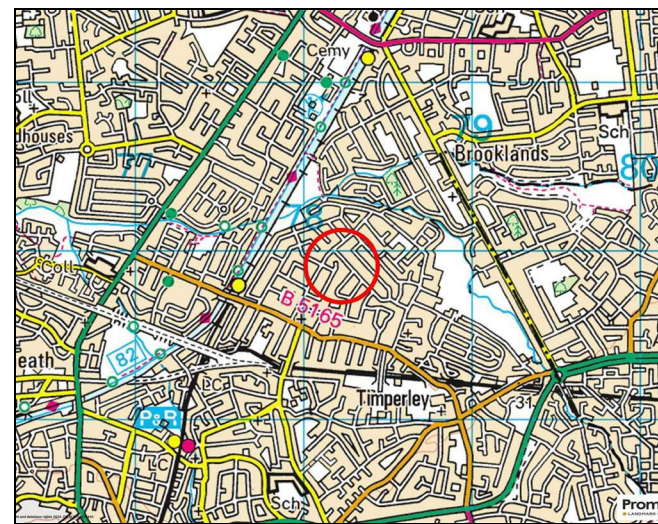
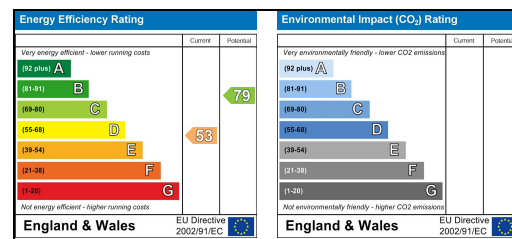


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

A SUPERB, UPDATED AND EXTENDED SEMI DETACHED FAMILY HOME LOCATED IN THIS POPULAR NEIGHBOURHOOD CLOSE TO LOCAL SHOPS, SCHOOLS AND THE METROLINK. 1019SQFT.

Porch. Hall. GFWC. Lounge. Open Plan Live In Dining Kitchen. Utility. Three Bedrooms. Bathroom. Driveway. Gardens



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.

in detail

A superb, updated and extended bay fronted Semi Detached family home located within this popular neighbourhood, walking distance to local shops, schools, and the Metrolink.

The immaculately property is arranged over Two Floors with the accommodation extending to some 1019 square feet providing a Hall, WC, Lounge and Open Plan Live In Dining Kitchen and Utility Room to the Ground Floor and Three good sized 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 lawned Garden with patio areas.

Comprising:

Entrance Porch with windows to the front and side elevations. Entrance Hall with spindle balustrade staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation. Built in meter cupboard.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC.

Lounge with uPVC bay window to the front elevation. Wood flooring. Bi-folding doors open onto the:

Open Plan Live In Dining Kitchen with part vaulted ceiling with two inset Velux windows. To the Dining Area there is a window enjoying views over the gardens and French doors overlook and provide access to the same.

The Kitchen Area is fitted with an extensive range of base and eye level units with solid wood worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include an oven, five ring induction hob with extractor fan over and there is space and plumbing for a dishwasher and American style fridge freezer. uPVC windows to the side and rear elevation.

Utility Room with built in unit and worktop over, inset into which is a stainless steel sink and drainer unit with mixer tap over. There is space and plumbing for a washing machine. uPVC window to the front elevation and a door provides access to the gardens. Tiled floor.

To the First Floor Landing there is access to Three good sized Bedrooms served by a Family Bathroom. Opaque uPVC window to the side elevation. Loft access point with pull down ladder to a boarded Loft area providing excellent storage space.

Bedroom One with uPVC double glazed bay window to the front elevation.

Bedroom Two with uPVC double glazed window to the rear elevation enjoying views over the gardens. There are built in wardrobes, drawers and shelves providing ample hanging and storage space.

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

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Tiling to the walls and floor. Opaque uPVC double glazed window to the side elevation. Built in storage cupboard. Chrome finish heated towel rail. Inset mirror.

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

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the open plan Live In Dining Kitchen. Beyond, the Garden is laid to lawn with an additional paved patio area and well stocked borders.

The Garden is enclosed within timber fencing and hedging.

- Freehold
- Council Tax Band C

