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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

9 Langdale Close

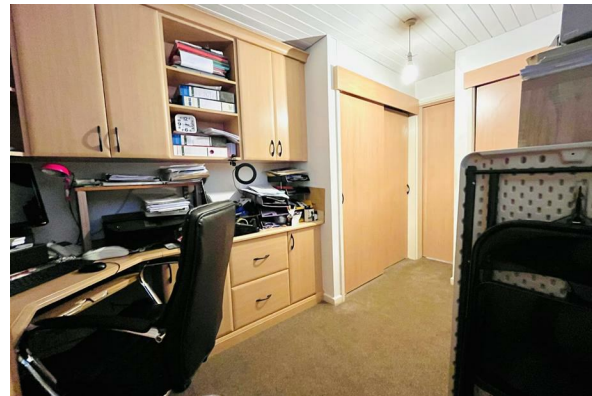
Timperley, Altrincham, WA15 7QW



£585,000

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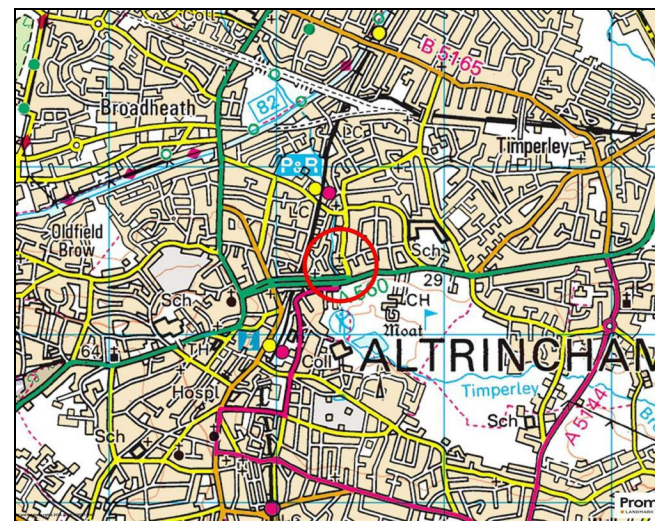
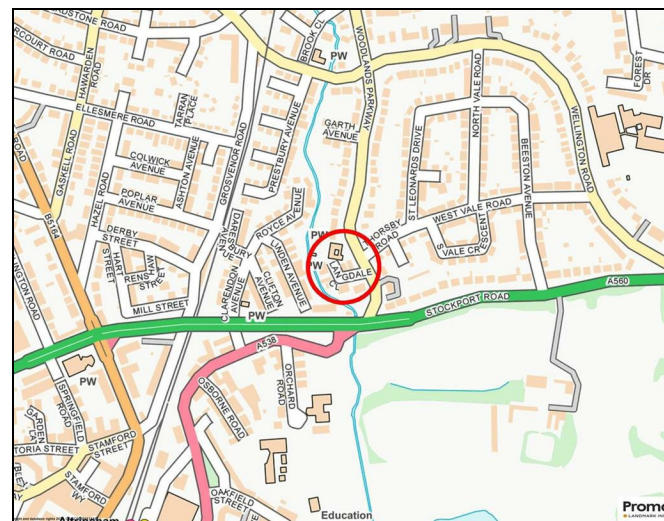
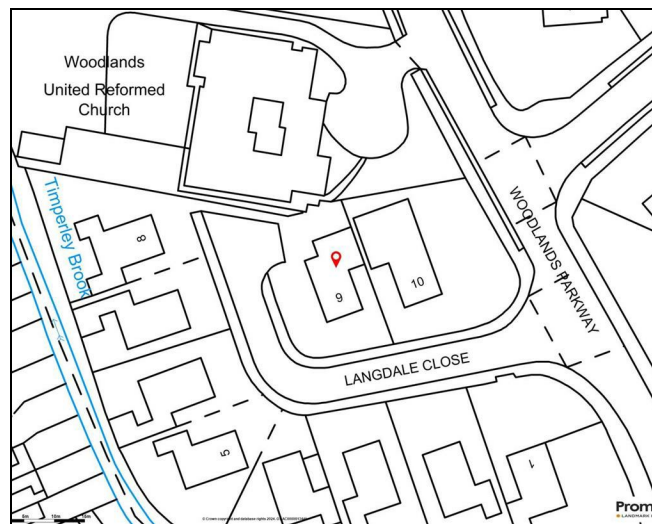
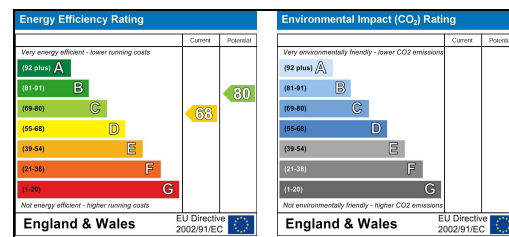


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY PROPORTIONED DETACHED PROPERTY ON A QUIET CUL-DE-SAC, IN A DESIRABLE NEIGHBOURHOOD, WALKING DISTANCE TO EXCELLENT LOCAL SCHOOLS, NAVIGATION ROAD METROLINK AND ALTRINCHAM AND TIMPERLEY CENTRES. 1534SQFT.

Entrance Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Conservatory. Three Double Bedrooms. Two Bath/Shower Rooms. 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 superbly proportioned Detached property enjoying a quiet cul-de-sac position in a highly desirable neighbourhood walking distance to excellent local primary and secondary schools including Wellington School, Navigation Road Metrolink, Altrincham Town Centre, its amenities and the popular Market Quarter and Timperley Village.

The well presented property extends to some 1534 square feet providing an Entrance Hall, Lounge, Dining Room and Live In Dining Kitchen with Conservatory, served by Three Double Bedrooms and Two Bath/Shower Rooms.

Externally, the property enjoys a corner plot with a paved Driveway providing ample off road Parking and delightful lawned Gardens to three sides.

Comprising:

Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation.

Ground Floor WC fitted with a white suite and chrome fittings, providing a wash hand basin and WC. Chrome finish heated towel rail. Opaque window to the side elevation. Tiling to the walls.

Superbly proportioned Lounge with windows to the front and side elevations enjoying delightful views over the gardens. Log effect, gas living flame fireplace feature.

Dining Room with window to the side elevation.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, microwave combination oven, four ring gas hob with extractor fan over, fridge, freezer, dishwasher and washing machine.

An opening leads to the Conservatory with windows and door overlooking and providing access to the attractive gardens.

Bedroom Three currently utilised as a Home Office fitted with an extensive range of office furniture providing excellent storage space. Built in cloaks.

This room enjoys an En Suite Shower Room fitted with a white suite providing a walk in wet room style shower, wash hand basin and WC. Opaque window to the front elevation.

To the First Floor Landing there is access to Two excellent Double Bedrooms and a Shower Room. Window to the side elevation.

Bedroom One with windows to the front and side elevations enjoying views over the delightful gardens. There are built in wardrobes and cupboards providing ample hanging and storage space. Access to useful roof void storage.

Bedroom Two with window to the rear elevation. A door provides access to a store cupboard with wall mounted gas central heating boiler. Access to extensive roof void storage.

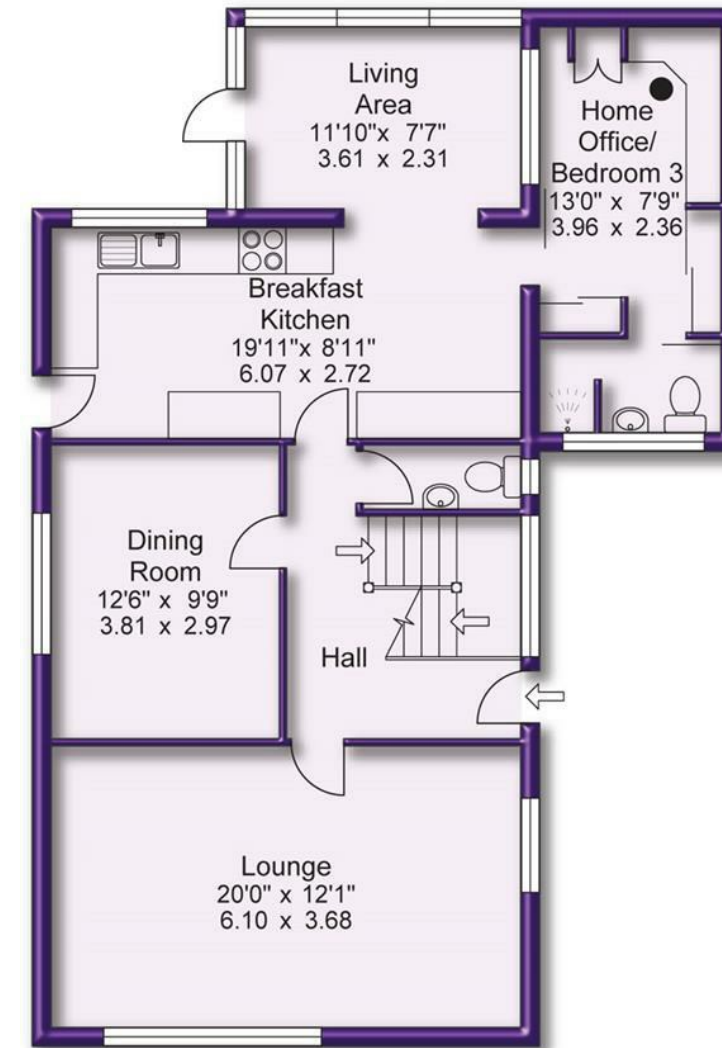
The Bedrooms are served by a Shower Room with enclosed shower cubicle, wash hand basin and WC. Tiling to the walls and floor. Opaque window to the side elevation.

Externally, the property enjoys a corner plot with a Driveway providing ample off road Parking.

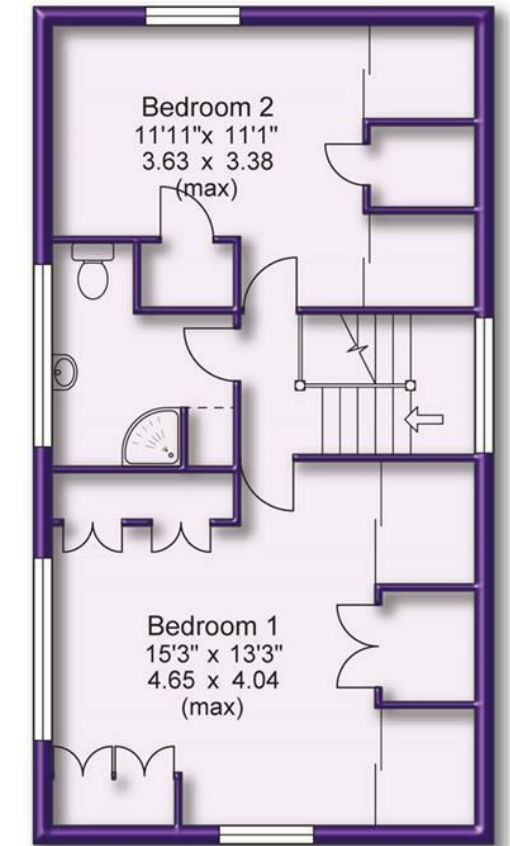
The delightful Gardens are a particular feature accessed via the doors from the Breakfast Kitchen and the Living Area laid to three sides with lawn and paved patio areas, enclosed within mature, well stocked borders with a variety of plants, shrubs and trees providing a high degree of privacy.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1534 Sq. Feet
= 142.5 Sq. Metres



Ground Floor



First Floor