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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

52 Greenway Road

Timperley, Altrincham, WA15 6BJ



£450,000

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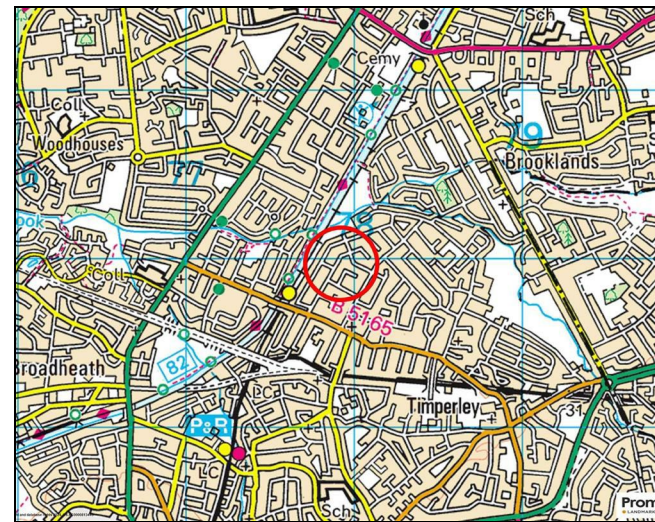
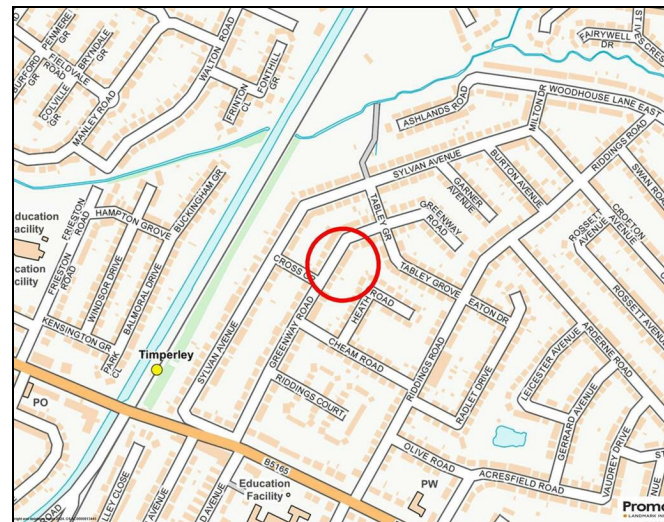


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A STYLISHLY APPOINTED, UPDATED AND IMPROVED BAY FRONTED SEMI DETACHED FAMILY HOME WITH SOUTH FACING GARDENS IN A POPULAR NEIGHBOURHOOD WALKING DISTANCE TO LOCAL SCHOOLS, SHOPS AND METRO. 917SQFT

Hall. Family Room. Living/Dining Room. Kitchen. Three Bedrooms. Bathroom. Separate WC. Driveway. Garden Store. Sunny Garden



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 stylishly appointed, updated and improved bay fronted Semi Detached family home located in this popular neighbourhood, walking distance to excellent local schools, shops and the Metrolink at Timperley Station. In addition, the property is close to Timperley and Altrincham Centres.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 917 square feet providing a Hall, Family Room, Living/Dining Room and Kitchen to the Ground Floor and Three Bedrooms served by a Bathroom and Separate WC to the First Floor.

Externally, there is a paved Driveway providing off road Parking and delightful lawned Gardens to the front and rear enjoying a sunny aspect.

Comprising:

Recessed Porch. Panelled door with attractive stained and leaded glass window feature leading to an Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Window to the side elevation. Access to useful under stairs storage housing the recently replaced, wall mounted gas central heating boiler. Opaque window to the side elevation. Wood flooring. Picture rail surround.

Family Room with double glazed uPVC bay window to the front elevation. Fireplace feature with tiled hearth. Stripped and stained floorboards. Picture rail surround.

Living and Dining Room with uPVC double glazed French doors overlooking and providing access to the delightful gardens to the rear. Attractive fireplace to the chimney breast with tiled hearth and stone surround.

Kitchen fitted with an extensive range of base and eye level units with solid wood worktops over, inset into which is a Belfast sink with mixer tap over and tiled splashback. Integrated appliances include a stainless steel double oven and five ring gas and hob. There is space for additional kitchen appliances. Windows to the side and rear elevations and sliding patio doors overlook and provide access to a covered patio area and garden store.

To the First Floor Landing there is access to Three Bedrooms served by a Bathroom and Separate WC. Double glazed opaque uPVC window to the side elevation. Picture rail surround.

Bedroom One with wide uPVC double glazed bay window to the front elevation. Picture rail surround. Loft access point.

Bedroom Two with window enjoying views over the delightful gardens to the rear. Picture rail surround.

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

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

Separate WC fitted with a modern white suite. Opaque uPVC double glazed window to the side elevation. Tiled walls and floor.

Externally, there is a paved Driveway providing off road Parking and a delightful lawned garden frontage with well stocked borders with a variety of plants, shrubs and trees. From the kitchen there is a covered patio area with entwined grape vine, accessed via the doors from the Kitchen and provides access to a garden store.

The Gardens to the rear are beautiful with paved patio area adjacent to the back of the house, accessed via the Living/Dining Room and Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees and with a further raised patio area, enclosed within timber fencing and hedging. The Garden is South facing, therefore enjoys a sunny aspect.

- Freehold
- Council Tax band C

Approx Gross Floor Area = 917 Sq. Feet
(exc. Covered Areas) = 85.1 Sq. Metres

