



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN

TEL: 0161 941 6633

FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA

TEL: 0161 973 6688

FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

11 Green Lane
Timperley, WA15 7PF



£750,000

www.watersons.net

www.watersons.net





HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

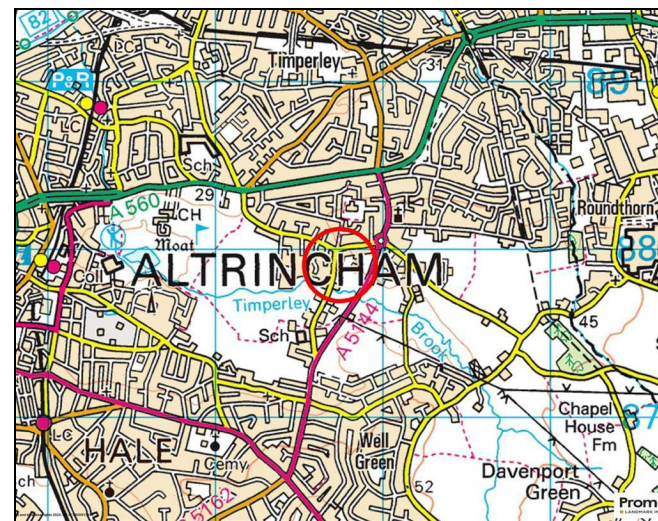


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A FANTASTIC, EXTENDED AND COMPLETELY TRANSFORMED SEMI DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO EXCELLENT LOCAL SCHOOLS. 1631sqft

Entrance Hall. Cloaks. GFWC. Lounge. 525sqft Family Living Room and Dining Kitchen. Utility. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Mature sunny aspect Garden. NO CHAIN!



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

Another fantastic transformation by Grosvenor Homes, offering for sale this Four Bedroom, Two Bathroom, extended, traditional bay fronted Semi Detached family home located within a moments walk of Cloverlea Primary School, Altrincham College and Wellington School.

The property is arranged over Two Floors extending to some 1631 square feet and features a really good sized, well screened, mature Garden to the rear enjoying an East and side South facing aspect.

The property is appointed to a superb specification and is accessed through the front entrance door to a spacious Hall with cloaks and storage cupboard and well appointed Ground Floor WC off.

Lounge with bay window to the front and attractive fireplace feature.

Impressive 525 square foot Open Plan Family Living Room and Dining Kitchen which features full height windows and patio doors giving access to and enjoying an aspect of the gardens. In addition to a substantial atrium skylight window.

The Kitchen is fitted with an extensive range of units with integrated Neff appliances to include double ovens, fridge freezer and dishwasher.

A useful Utility Room has outside access and space for a washing machine and dryer.

To the First Floor are Four excellent Bedrooms, Three Doubles and a large Single served by Two superbly appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally, there a block paved Driveway provides generous Parking and there is a useful covered bin store.

The Garden to the rear is accessed down the side of the property of via the Live In Dining Kitchen, with a wide stone paved patio with deep lawned Garden beyond with a backdrop of mature bushes and trees within the boundaries of this and neighboring properties providing an excellent outlook.

A superb example of a really popular style of family home in a great location, offered for sale with No Chain!

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1631 Sq. Feet
= 151.5 Sq. Metres

