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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£500,000

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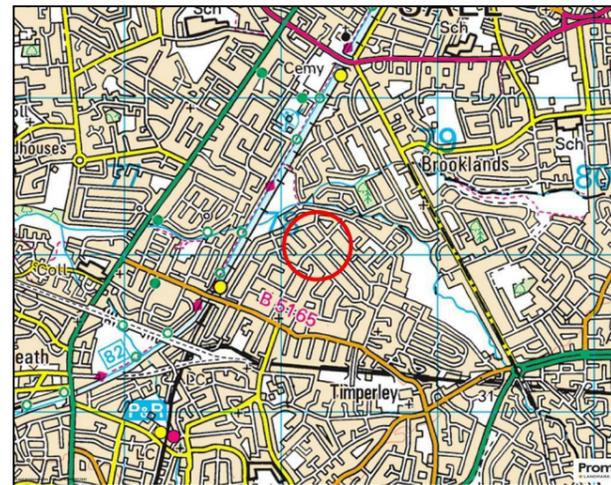
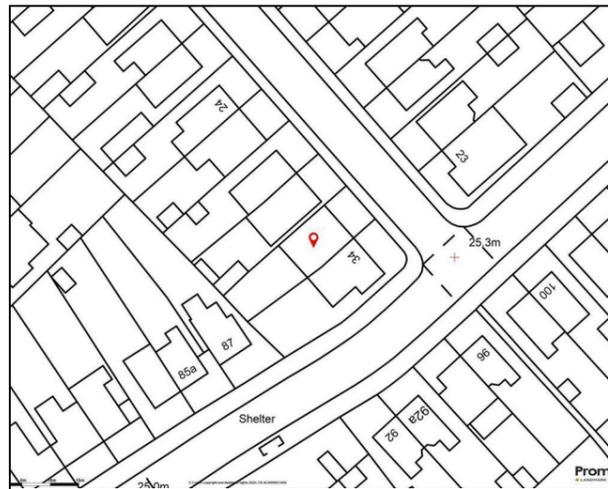
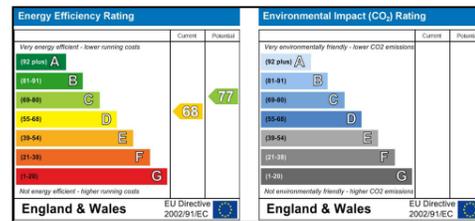


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

A WELL PRESENTED, UPDATED AND EXTENDED BAY FRONTED SEMI DETACHED FAMILY HOME WITH SUNNY ASPECT GARDEN, WALKING DISTANCE TO LOCAL SCHOOLS, SHOPS AND METROLINK. 1264 sqft.

Hall. WC. Dining Room. Lounge. Breakfast Kitchen. Utility/Store. Four Bedrooms. Bathroom. Separate WC. 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

An updated and extended, bay fronted, traditional Semi Detached family home located in this highly popular area within walking distance to excellent schools, local shops, Timperley Metrolink Station and close to both Timperley Village and Altrincham Town Centre.

The well presented property extends to some 1264 square feet providing an Entrance Hall, WC, extended Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and there are Four Bedrooms served by a Bathroom and WC to the First Floor.

Externally, there is a paved Driveway providing off road Parking and returning in front of a Utility/Store. To the rear are delightful Gardens with paved patio area, lawned Garden and pond feature, enclosed within timber fencing and hedging enjoying a sunny aspect.

Comprising:

Recessed Porch with meter cupboards. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Dado rail surround. Decorative radiator cover.

Ground Floor WC fitted with a white suite and chrome fittings, providing a wash hand basin and low level WC. Panelled wall feature. Dado rail surround.

Lounge with fireplace to the chimney breast with gas living flame coal effect, fire with marble hearth and wood surround. French doors overlook and provide access to the attractive gardens to the rear. Dado rail surround. Coved ceiling.

Dining Room with bay window to the front elevation and to the chimney breast there is a gas living flame, coal effect fire with marble hearth and wood surround above. Dado rail surround. Coved ceiling.

Breakfast Kitchen with windows and door overlooking and providing access to the delightful gardens to the rear. The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, incorporating a breakfast bar, inset into which is a sink and drainer unit and mixer tap over. Integrated appliances include a double oven, four ring gas hob with extractor fan over and fridge. Coved ceiling. Decorative radiator cover.

Utility/Store with built in worktop and there is space and plumbing for a washing machine, tumble dryer and fridge freezer. Wall mounted, gas central heating boiler. Tiled floor. Double doors to the front of the property.

To the First Floor Landing there is access to Four Bedrooms served by a Bathroom and Separate WC. Loft access point. Dado rail surround. Coved ceiling.

Principal Bedroom One with bay window to the front elevation. Built in wardrobes provide excellent hanging and storage space. Picture rail surround.

Bedroom Two with window to the rear elevation enjoying views over the delightful gardens to the rear. Built in bedroom furniture providing wardrobes, cupboards, shelves and desk.

Bedroom Three enjoying a dual aspect with windows to the front and rear. Built in wardrobes with mirrored sliding doors. Picture rail surround.

Bedroom Four is a Single Bedroom with window to the front elevation. Picture rail surround.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a shaped bath with thermostatic shower over with dual attachments, glazed screen and wash hand basin. Opaque window to the rear elevation. Tiling to the walls.

Separate WC with white suite and tiled walls.

Externally, there is a paved Driveway providing off road Parking returning in front of a Utility/Store. Lawned Garden frontage.

The gardens to the rear are a particular feature with a paved patio area adjacent to the back of the house, accessed via doors from the Living and Dining Room and Breakfast Kitchen. Beyond, the Garden is laid to lawn with pond feature and well stocked borders with a variety of plants, shrubs and trees. Detached, timber frame Shed. The Garden is south west facing, therefore enjoys a sunny aspect.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1264 Sq. Feet  
= 117.5 Sq. Metres

