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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 221 Stockport Road

Timperley, Altrincham, WA15 7SW



£625,000

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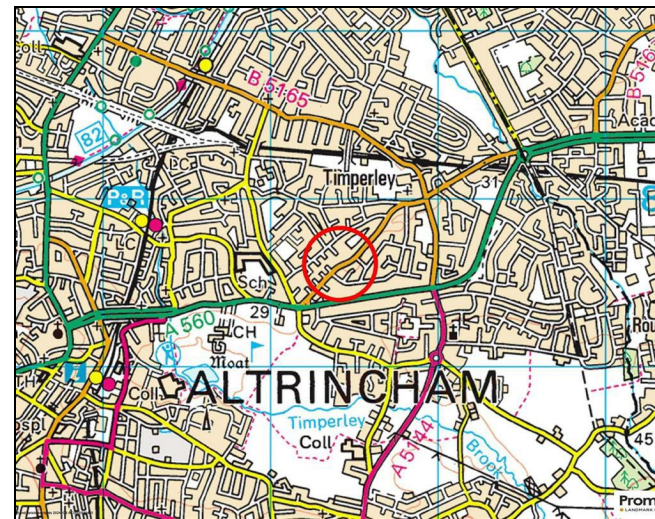
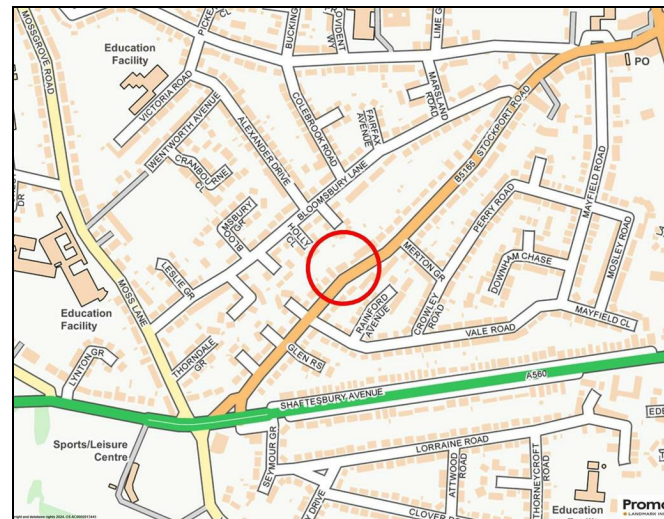
INDEPENDENT ESTATE AGENTS



## energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(82 plus) A	
(81 + 91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(19-34) E	
(21-38) F		(11-18) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



# overview

A STYLISHLY PRESENTED AND SUPERBLY PROPORTIONED PERIOD TERRACED PROPERTY WITH IMPRESSIVE LOFT CONVERSION AND A GREAT GARDEN, LOCATED WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS AND TIMPERLEY VILLAGE. 1787sqft.

Porch. Hall. Lounge. Dining Room. Kitchen. Breakfast Room. WC. Four Bedrooms. Two Bath/Shower Rooms. Cellars. Parking. Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 most attractive and superbly proportioned, bay fronted Victorian Terraced property with extensive and versatile accommodation arranged over Four Floors, extending to approximately 1700 square feet, including an impressive Loft Conversion and good Cellars.

The location is ideal approximately midway between Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter and Timperley Village with its range of shops and Costa Coffee. In addition, the property is within walking distance of Wellington School and is close to The Willows Primary School.

The property is stylishly presented throughout with excellent specification kitchen and bathroom fittings and traditional features retained to include high corniced ceilings, attractive fireplaces and original or reproduction sash windows and benefits from off street Parking to the front and features a particularly good sized and well stocked Garden to the rear.

The accommodation provides Two Reception Rooms to the Ground Floor in addition to a Kitchen and Breakfast Room and has Four Bedrooms over the Two Upper Floors, one ideal as a Home Study and featuring a fabulous Top Floor Principal Bedroom.

There are Two stylishly appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom and with a particularly impressive Family Bathroom.

The Lower Ground Floor Cellars are unconverted but are naturally dry and provide valuable additional storage space and a WC with wash hand basin.

Externally, there is a Driveway providing off road Parking and to the rear, a delightful Garden being larger than average for this size of house and enjoying a sunny aspect.

Comprising:

Entrance Porch. Hall with parquet wood block flooring and staircase to the Upper Floors.

Lounge with wood finish flooring, shuttered bay window to the front and attractive fireplace feature. Double doors lead through to the:

Dining Room with a continuation of the wood finish flooring and a window to the rear.

Kitchen with two windows to the side and fitted with a range of high gloss finish laminate fronted units with integrated stainless steel double oven, hob, extractor fan and further built in fridge freezer and dishwasher. Modern design flooring. An opening leads through to the:

Breakfast Room or Playroom with windows and French doors enjoying an aspect of and giving access to the gardens.

The Lower Ground Floor Cellars have two large chambers which are naturally dry and have natural light. At this level there is also a WC and wash hand basin.

First Floor Landing leading to Two Bedrooms and the Family Bathroom. A continuation of the staircase rises to the Second Floor.

Bedroom One with a window to the front and custom built wardrobes.

Bedroom Two overlooking the rear and with custom built wardrobes.

The Bedrooms are served by the Family Bathroom, superbly styled and particularly spacious featuring a freestanding tub bath with pillar taps and an open wet room style shower area with 'drench' shower head, wash hand basin on a toiletry cupboard and WC. Parquet design flooring and extensive tiling to the walls. Window to the rear.

Second Floor Landing leading to the Principal Bedroom and a Home Study.

Bedroom Three/Home Study with a window to the side.

Principal Bedroom Four. A fabulous room extending to 200 square feet with a window enjoying a far reaching view to the rear. Skylight window to the front. Custom built wardrobes and access to roof void storage space.

This Bedroom is served by the stylishly appointed En Suite Shower Room with double shower area with 'drench' shower head, wash hand basin on a toiletry cupboard and WC.

A really impressive property in a great location, close to Timperley Village.

- Freehold
- Council Tax Band C

