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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 60 Green Drive

Timperley, Altrincham, WA15 6JW



£615,000

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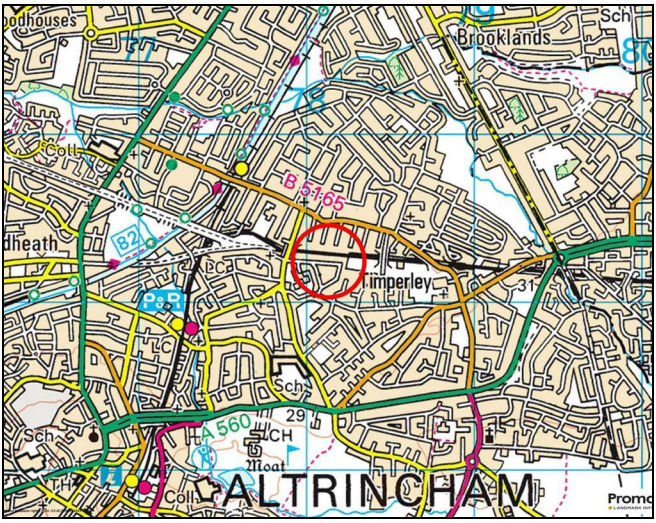
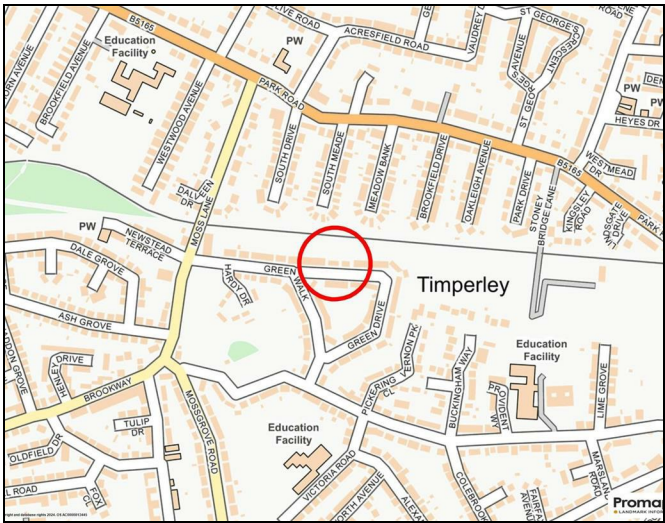
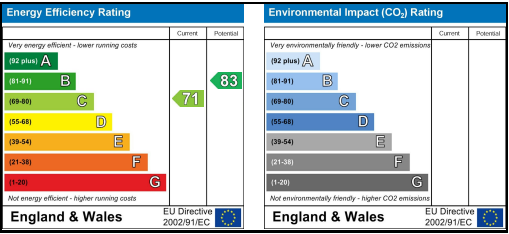
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# energy efficiency

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



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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.

# overview

A SUPERB, EXTENDED AND UPGRADED, THREE DOUBLE BEDROOMED SEMI DETACHED FAMILY HOME WITH FABULOUS LARGE OVER 100FT REAR GARDEN. DESIRABLE LOCATION CLOSE TO TIMPERLEY VILLAGE, METROLINK AND EXCELLENT SCHOOLS. 1233SQFT

Porch. Hall. Sitting Room. Lounge. Dining Kitchen. Utility. WC. Three Dbl Bedrooms. Bathroom. Ample Driveway Parking. Amazing established large gardens.

CONTACT HALE 0161 941 6633





# in detail

A Superbly proportioned bay fronted Semi Detached family home which has been extended to provide fabulous family accommodation.

Positioned in this enormously desirable location, approximately midway between Timperley Metrolink to Park Road and Timperley Village with its range of shops including Costa Coffee and Sainsburys Local.

Indeed, Green Walk and Green Drive form two of the most desirable roads in Timperley, with Pickering Park on the doorstep and Wellington School within a few minutes walk away.

This particular property features a truly wonderful rear garden extending to over 100ft in length!

The accommodation provides a good sized Lounge to the Ground Floor, in addition to a Dining Kitchen with French doors and windows giving access to and enjoying views of the garden, with Utility and Ground Floor WC off.

To the First Floor are Three Double Bedrooms, served by a well appointed Bathroom.

Externally there is ample driveway parking.

Comprising:

Pillared covered Porch with a step up to a leaded, glazed front door. Entrance Hallway having a staircase rising to the First Floor. Picture rail surround. Stripped panelled doors provide access to the Lounge, Sitting Room and Dining Kitchen.

Sitting Room. A well proportioned Reception Room having a wide angled uPVC double glazed bay window to the front elevation. Coved ceiling. Picture rail surround.

Lounge. Another excellent sized Reception Room having a uPVC double glazed window to the rear elevation providing excellent views over the large rear garden.

Dining Kitchen. A superb, extended Family Kitchen with plenty of space for a dining table. The Kitchen itself is fitted with an extensive range of base and eye level units with worktops over and an inset stainless steel sink unit with mixer tap. Built in double oven with four ring induction hob and stainless steel extractor fan over. Integrated dishwasher and ample space for an American style fridge freezer. Part vaulted ceiling with two skylight Velux windows. uPVC double glazed window to the rear elevation providing views over the garden and a set of uPVC double glazed French doors open out to the rear. Door through to the Utility Room.

Utility Room having a large, useful storage recess and space and plumbing suitable for a washing machine and dryer. Wall mounted gas central heating boiler. Opaque uPVC double glazed window to the front elevation and an opaque uPVC double glazed door opens to outside. Panelled door through to the Ground Floor WC.

Ground Floor WC fitted with a low level WC and wall hung wash hand basin. Opaque uPVC double glazed window to the front elevation.

First Floor Landing having a uPVC double glazed window to the front elevation. Stripped panelled doors provide access to the Three Bedrooms and Bathroom. Picture rail surround. Large Loft access point with ladder. Built in storage cupboard.

Bedroom One. A well proportioned Double Bedroom having a uPVC double glazed window to the front elevation. Picture rail surround.

Bedroom Two. Another good sized Double Room having a uPVC double glazed window to the rear elevation providing fabulous views over the large rear garden. Picture rail surround.

Bedroom Three. A larger than average Third Bedroom having a uPVC double glazed window to the rear elevation providing superb views over the large rear garden.

Bathroom refitted with contemporary white suite and chrome fittings, providing a freestanding double ended bath with central chrome mixer taps, separate enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Wall mounted, heated polished chrome towel rail radiator. Two opaque uPVC double glazed windows to the side elevation. Inset spotlights to the ceiling.

Externally, the property is approached via a good sized driveway providing ample parking.

To the rear the property enjoys a wonderful large established garden extending to over 100ft in length! There is a wide paved patio leading to the main area of lawn with established borders and further sitting areas.

A superb family home with a tremendous garden!

- Leasehold - 999 years from 12 November 1930
- Council Tax Band D

