



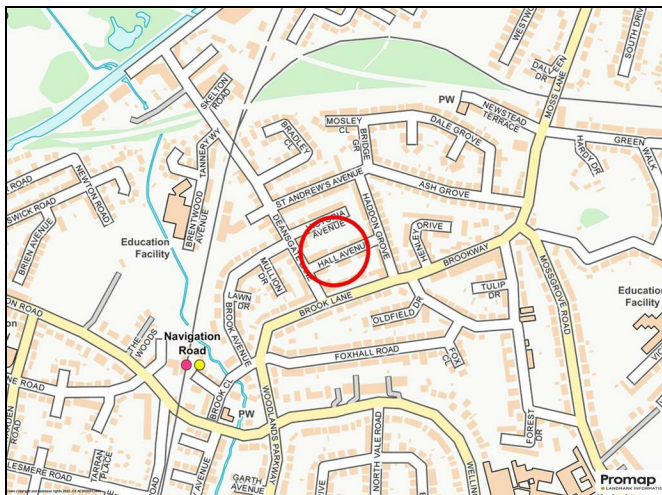
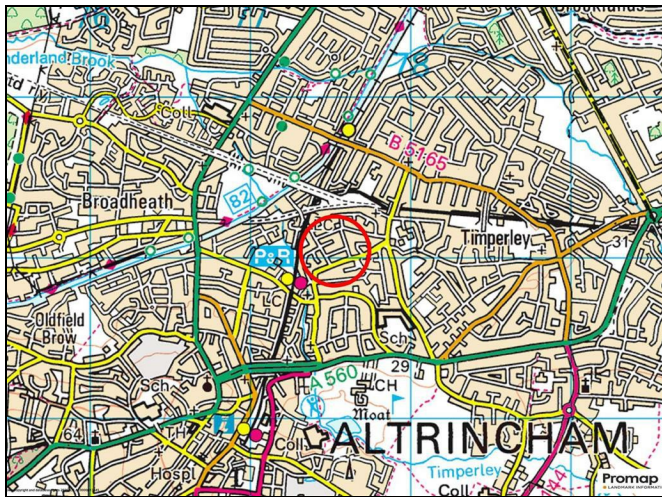
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INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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.



INDEPENDENT ESTATE AGENTS

# 17 Hall Avenue Timperley, Altrincham, WA15 6SD



A BEAUTIFULLY PRESENTED, UPDATED AND REMODELLED PERIOD TERRACED PROPERTY LOCATED IN A POPULAR NEIGHBOURHOOD, WALKING DISTANCE TO LOCAL SHOPS AND THE METROLINK. 867 SQFT.

Entrance Hall. Open Plan Living and Dining Room. Kitchen. Two Double Bedrooms. Stylish Bathroom. Garden.

£385,000

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# in detail



A beautifully presented, updated and remodelled Period Terraced property located in this popular neighbourhood walking distance to excellent schools and the Metrolink as well as being close to Timperley Village and Altrincham Town Centre.

The stunning property is arranged over Two Floors with the accommodation extending to some 867 square feet providing a Hall, Open Plan Living and Dining Room and Kitchen to the Ground Floor and there are Two Double Bedrooms served by a stylish Bathroom to the First Floor.



Externally, there is on road Parking and there are lawned Gardens to both the front and rear.

Comprising:  
Entrance Hall with staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation.

Open Plan Living and Dining Room with clearly defined areas and underfloor heating throughout. To the Living Area there is an attractive, cast iron log burning stove to the chimney breast and built in storage cupboard to one side of the chimney breast recess. Double glazed uPVC frame window to the front elevation.

To the Dining Room there are double glazed uPVC French doors which overlook and provide access to the courtyard and garden beyond. Exposed brick chimney breast feature. Access to useful under stairs storage. Underfloor heating.

Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a double oven, five ring gas hob with extractor fan over, fridge, freezer, washing machine and tumble dryer. Wall mounted gas central heating boiler housed within a unit. Double glazed uPVC frame window to the side elevation. Underfloor heating.

To the First Floor Landing there is access to Two Double Bedrooms and a stylish Bathroom. Loft access point with pull down ladder.

Bedroom One with double glazed uPVC frame window to the front elevation. Attractive cast iron fireplace feature to the chimney breast with tiled hearth and stone surround. Built in wardrobes with sliding doors. Additional wardrobe with hanging rails and shelving provides excellent hanging and storage space.

Bedroom Two with two double glazed uPVC frame windows to the rear elevation enjoying views over the gardens.

The Bedrooms are served by a stylish Bathroom fitted with a contemporary white suite and black fittings, providing a double ended freestanding bath, walk in wet room style shower with thermostatic shower, dual attachments and glazed screen, wash hand basin with built in storage below and WC. Tiling to the walls. Opaque window to the rear elevation.



Externally, there is on road Parking and a lawed Garden frontage with paved path, enclosed within timber fencing and brick walling.

To the rear, there is a gravelled Courtyard area accessed via the French doors from the Living and Dining room. Beyond, the Garden is laid to lawn and enclosed within timber fencing with a right of way for wheelie bin access etc.



Detached timber shed.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 867 Sq. Feet  
= 80.6 Sq. Metres

