

HALE OFFICE:

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

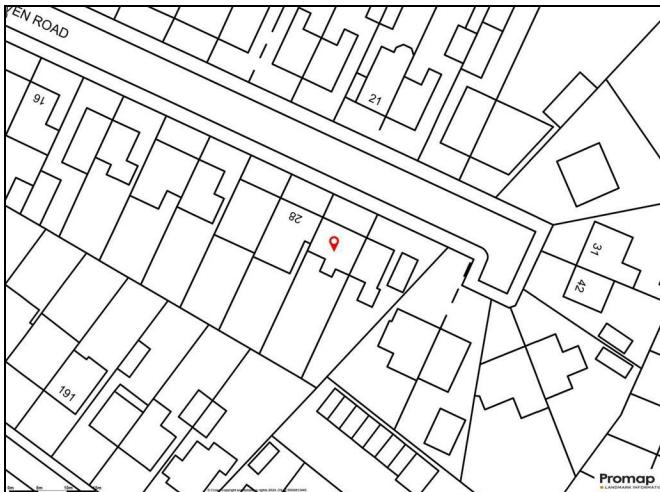
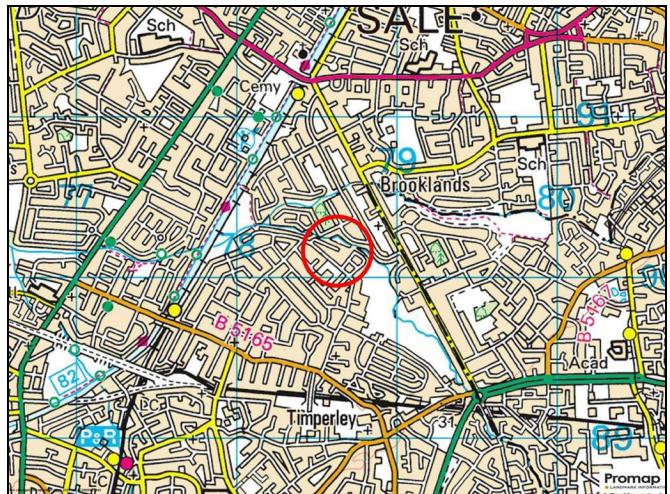
SALE OFFICE:

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



INDEPENDENT ESTATE AGENTS

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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current		Potential
Very energy efficient - lower running costs (91 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		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 that 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.

[www.watersons.net](http://www.watersons.net)



INDEPENDENT ESTATE AGENTS

30 Raven Road

Timperley, Altrincham, WA15 6AP



\*\*FOR SALE BY INFORMAL TENDER, WITH WRITTEN OFFERS REQUIRED BY 12 NOON ON FRIDAY 28TH JUNE\*\*

A FANTASTIC OPPORTUNITY TO ACQUIRE A TRADITIONAL BAY FRONTED SEMI DETACHED HOME, IN NEED OF COMPLETE MODERNISATION, IN A POPULAR LOCATION CLOSE TO LOCAL SCHOOLS, SHOPS AND THE METRO. 967SQFT

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathrooms. Driveway. Garage. Large Garden. No Chain

£295,000

[www.watersons.net](http://www.watersons.net)



FOR SALE BY INFORMAL TENDER, WITH WRITTEN OFFERS REQUIRED BY 12 NOON ON FRIDAY 28TH JUNE

A wonderful opportunity to acquire this interesting, traditional bay fronted Semi Detached family home, in need of complete modernisation with scope to extend and improve subject to any necessary consents.

The property is located within this popular part of Timperley, just off Woodhouse Lane East. As such, is within walking distance of local convenience shops, schools and Timperley Metrolink.

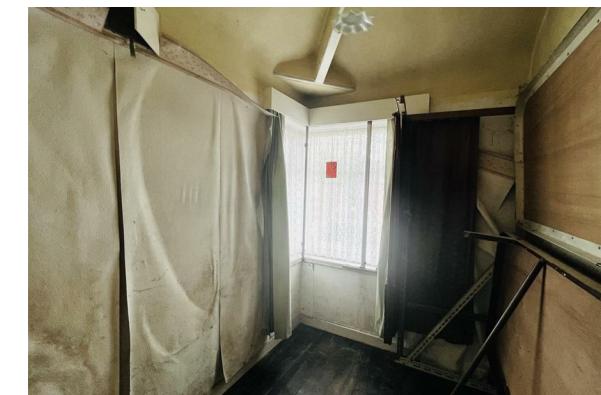
The accommodation provides Two Reception Rooms to the Ground Floor in addition to the Kitchen and has Three Bedrooms to the First Floor served by the Family Bathroom.

Of particular note as a bit of local history, the front Reception Room is presented as a Pub with built in bar, timber beams, fireplace feature and stained glass windows and we can only imagine the fun that has been had in this room over the years.

The property has a Driveway to the front leading to the Attached Garage, an incoming buyer may remove this in the process of doing an extension to the property.

The Garden to the rear is of an excellent size, but it should be noted that it is almost completely overgrown and therefore inaccessible.

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Approx Gross Floor Area = 967 Sq. Feet  
(inc. Garage) = 89.8 Sq. Metres  
Approx Gross Floor Area = 763 Sq. Feet  
(exc. Garage) = 70.8 Sq. Metres

