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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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## 26 Claremont Avenue

West Timperley, Altrincham, WA14 5NF



£450,000

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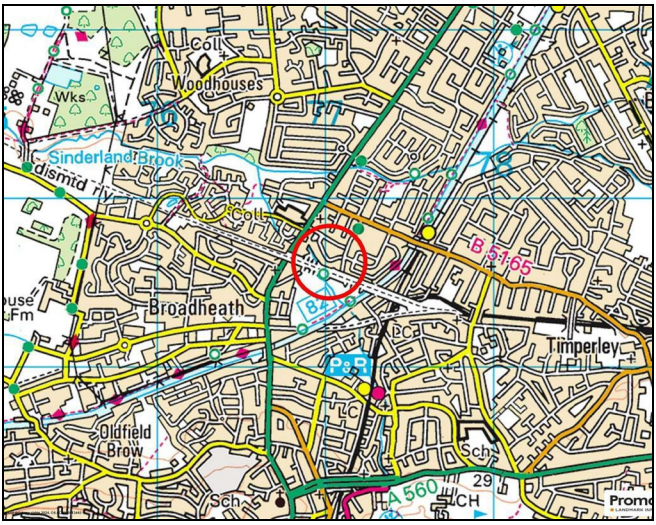
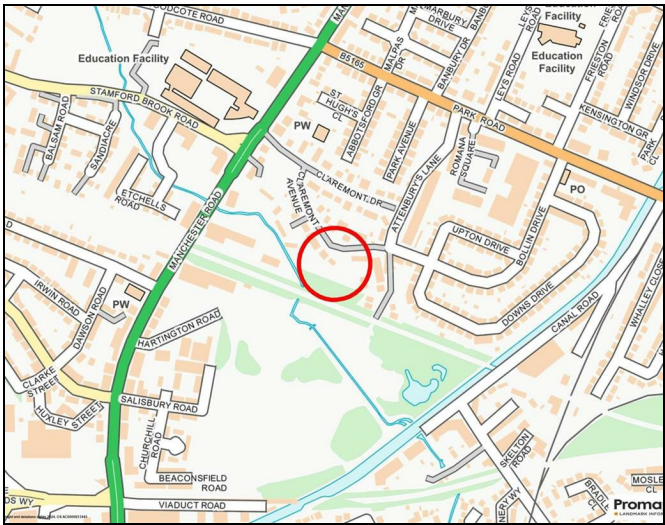
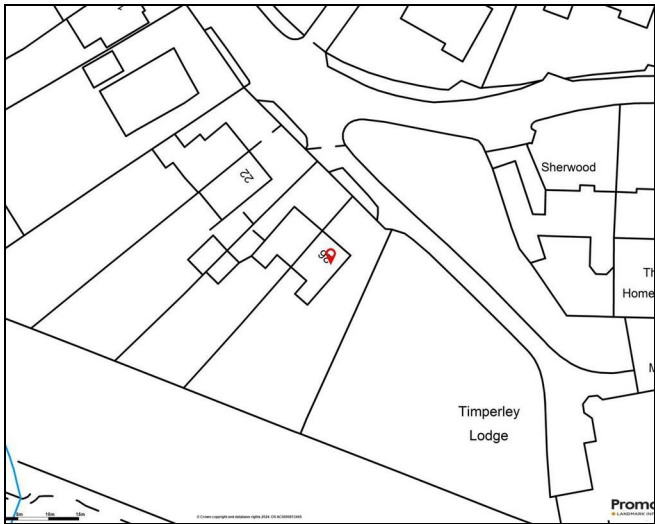
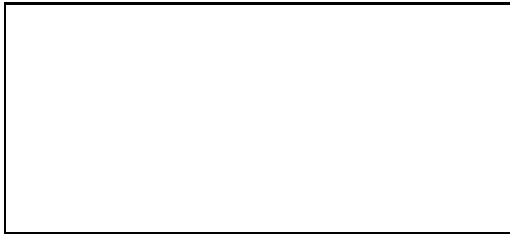
**W**  
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energy efficiency

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



overview

AN OPPORTUNITY TO PURCHASE A SEMI DETACHED FAMILY HOME WITH  
POTENTIAL TO EXTEND AND REMODEL STP, WITH GOOD SIZE SUNNY ASPECT  
GARDEN, CLOSE TO BOTH TIMPERLEY AND ALTRINCHAM TOWN CENTRES.  
988SQFT

Hall. Lounge. Dining Room Breakfast Kitchen. Three Bedrooms. Shower Room. Sep WC.  
Driveway. Gardens. No Chain!



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 opportunity to acquire a traditional, bay fronted Semi Detached family home with potential for an incoming purchaser to extend and remodel subject to planning, located on this desirable Road within walking distance of local shops, excellent schools, Timperley Metrolink, and close to both Timperley Village and Altrincham Town Centre, its amenities and the popular Market Quarter.

The well proportioned property is arranged over Two Floors with the accommodation extending to some 988 square feet providing a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Shower Room and Separate WC to the First Floor.

Externally, the property enjoys a good sized plot, with a Driveway providing ample off road Parking and to the rear is a good size South West facing Garden.

This property is offered for sale with no chain.

Comprising:

Covered Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation.

Dining Room with bay window to the front elevation. Fireplace feature to the chimney breast.

Lounge with windows and French doors overlooking and providing access to the gardens to the rear. Fireplace feature to the chimney breast. Coved ceiling.

Breakfast Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit. Integrated appliances include a double oven, four ring gas hob and there is space for additional kitchen appliances. Window to the rear elevation enjoying views over the gardens and a door provides access to the same. Additional window to the side elevation with built in breakfast bar. Access to useful understairs storage. Window to the side elevation.

To the First Floor Landing there is access to Three Bedrooms, a Shower Room and Separate WC. Loft access point. Opaque window to the side elevation. Picture rail surround.

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

Bedroom Two with a window to the rear elevation enjoying views over the gardens. Built in wardrobes and cupboards providing excellent hanging and storage space.

Bedroom Three with windows to the front elevation.

The Bedrooms are served by a Shower Room fitted with a modern white suite and chrome fittings, providing a walk in wet room style shower with thermostatic shower and wash hand basin with built in storage below. Wall mounted gas central heating boiler housed within a unit. Tiling to the walls. Opaque window to the rear elevation.

Separate WC with an opaque window to the side elevation.

Externally, there is a paved Driveway providing off road Parking and a lawned Garden frontage with well stocked borders.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Lounge. Beyond, the Garden is of a good size, laid to lawn with well stocked borders with a variety of plants, shrubs and trees providing a high degree of privacy.

The Garden enjoys a South West facing sunny aspect.

This property is offered for sale with no chain.

## AGENTS NOTES

The road is un adopted by Trafford Council and is maintained by a residents committee who organise the maintenance.

Part of the grassy 'mound' area directly opposite the property is included within the title of house.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 988.7 Sq. Feet  
= 91.8 Sq. Metres

