



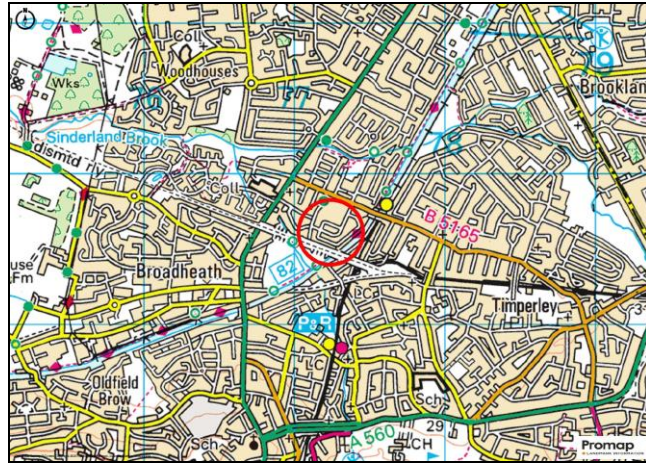
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

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

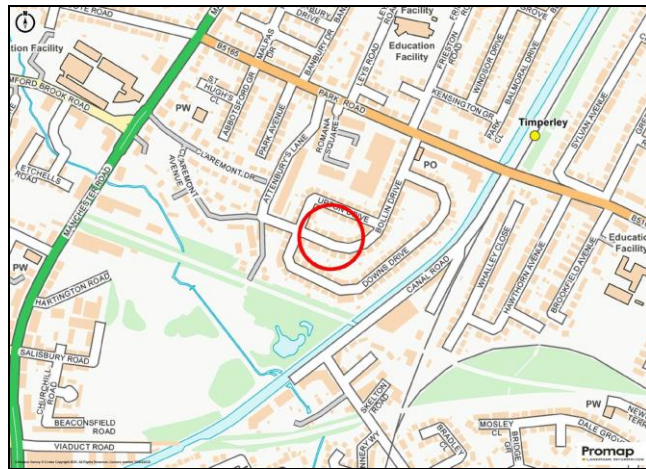


INDEPENDENT ESTATE AGENTS

# location

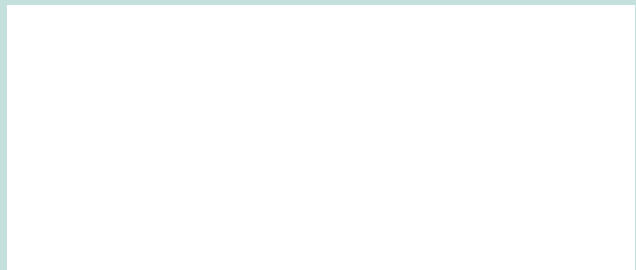


From Watersons HALE office proceed along Ashley Road in the direction of St Peters Church, turning left at the church onto Harrop Road which becomes Planetree Road. at the end of Planetree Road turn left onto Park Road and at the traffic lights proceed straight over crossing to Delahays Road, and over the next set of traffic lights to the continuation of Delahays Road. Proceed over the mini roundabout where the road becomes Thorley Lane and continue over the traffic lights onto the continuation of Thorley Lane towards Timperley Village. At the next set of traffic lights in Timperley Village proceed straight across into Park Road, continuing over the bridge and for almost the full length of Park Road. Take a left turning after the convenience shops onto Bollin Drive and the property will be found after a short distance on the right hand side.



## energy efficiency

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



**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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 48 Bollin Drive Timperley, Altrincham, Cheshire, WA14 5QW



**AN EXTENDED SEMI-DETACHED FAMILY HOME IN A POPULAR LOCATION WITHIN WALKING DISTANCE OF TIMPERLEY METROLINK. 1265sqft.**

Porch. Hall. WC. Lounge. Open Plan Kitchen and Dining Area. Conservatory/Study. Three Bedrooms. Large Bathroom. Driveway. Good Garden.

“ A superb family home ”

**Offer Over: £400,000**



# in detail



An extended, traditional double height bay fronted Semi Detached family home, located in this most popular part of Timperley with local convenience shops, Timperley Village and Metrolink close by. In addition to the popular Park Road and St Hugh's Primary Schools and Wellington Secondary School.



The well balanced accommodation is arranged over Two Floors extending to approximately 1250 square feet and enjoys a WC, Lounge, Dining Area, Kitchen and Conservatory Day Room to the Ground Floor and Three Bedrooms served by a Family Bathroom to the First Floor.

Externally, a Driveway provides off street Parking and there is a lawned Garden to the rear.

Comprising:

The property is approached through an Entrance Porch into a Hall with Ground Floor WC off and enjoys a particular spacious 230 square foot Lounge with double doors leading into the Dining Area. The Dining Area is in turn Open Plan to the Kitchen which is fitted with an extensive range of wood fronted units with built in oven, hob and extractor fan and has a window to the side and a further window overlooking the Garden. French doors from the Dining Area lead into the:

Conservatory Day Room currently utilised as a Home Study with double glazed uPVC frame windows and French doors enjoying aspects of and giving access to the Garden and providing a perfect home work space. Underfloor heating and insulated roof.

Off the First Floor Landing are Three good Bedrooms and the Family Bathroom. Loft access point to boarded Loft.

The Principal Double Bedroom enjoys a rear Garden aspect and built in, mirror fronted wardrobes providing ample hanging and storage space.

Bedrooms Two and Three are both positioned to the front.

The Bedrooms are served by the large extended Bathroom fitted with a white suite with chrome fittings, providing a double ended bath, circular bowl wash hand basin on a stand, WC and open wet room style shower area. Extensive tiling to the walls and floor.

Externally, the front of the property has a Driveway providing off street Parking. There is a path that leads down the side of the property to the rear Garden to a paved path and patio area running across the back of the house. Beyond, the Garden is laid principally to lawn, with a timber decked sitting area to the far end of the Garden designed to maximise the afternoon and evening sun. The Garden is enclosed within timber fencing.

An excellent example of a most popular style of property in a great location.



Approx Gross Floor Area = 1265 Sq. Feet  
= 117.5 Sq. Metres

