



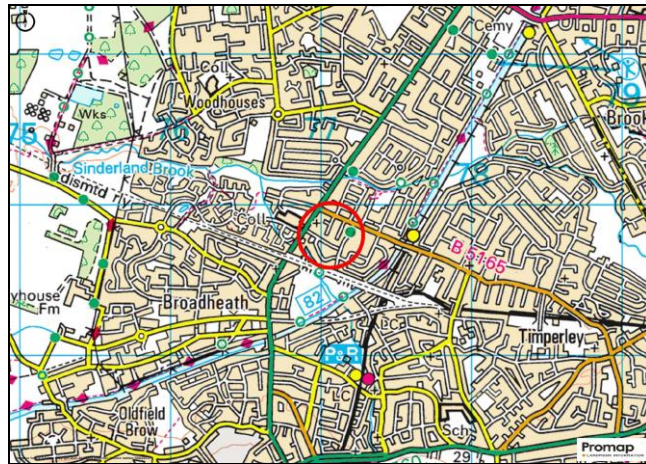
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INDEPENDENT ESTATE AGENTS

location

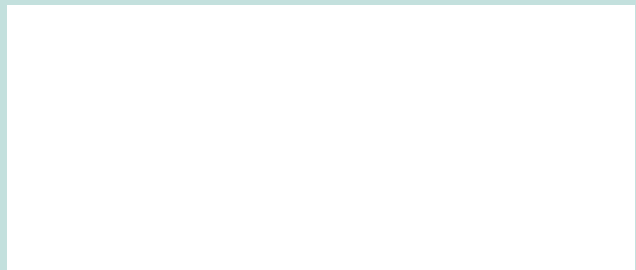


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across Barrington Road. At the lights at the end of Barrington Road turn right onto Manchester Road the main A56. Continue for some distance and at the traffic lights after South Trafford College turn right into Park Road. Take the first right into Abbotsford Grove and the property will be found on the right.



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 the 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

21 Abbotsford Grove Timperley, Altrincham, Cheshire, WA14 5AZ



A LARGER THAN AVERAGE, TRADITIONAL SEMI DETACHED ON A POPULAR CUL DE SAC CLOSE TO EXCELLENT SCHOOLS, TIMPERLEY VILLAGE AND THE METROLINK. 10871sqft.

Hall. Lounge. Family Room. Dining Room. Kitchen. Three Bedrooms. Family Bathroom. Driveway. Garage. Good Gardens.

“ An excellent family home ”

£425,000

in detail



A larger than average traditional double height bay fronted Semi Detached family home located towards the head of this popular cul-de-sac just off Park Road in Timperley, within walking distance of the Metrolink and excellent local Primary Schools, including St Hugh's, Park Road Academy and Heyes Lane.



The property offers well-proportioned rooms throughout with modern kitchen and bathroom fittings, yet at the same time offers potential for the property to be enhanced further and in particular could be extended to create larger family accommodation.

There are Three Reception Rooms in addition to the Kitchen and Three good Bedrooms served by a well-appointed Bathroom.

Externally, a long Driveway leads to a Detached Garage and there is a good sized Garden to the rear, although it is anticipated that an incoming purchaser may remove the Garage following an extension to enlarge the Garden.

Comprising:

Entrance door with side windows to the Hall with wood laminate flooring and a staircase to the First Floor with storage cupboard beneath. Window to the side.

Lounge with oak wood finish flooring and a deep angled bay window to the front.

Family Room with French door and windows giving access to and enjoying aspects of the Gardens and with a living flame effect fireplace.

Dining Room with a continuation of the wood laminate flooring with a window to the side and opening through to the:

Kitchen with windows to the side and rear and a door leading outside. The Kitchen is fitted with a range of painted finish, wood fronted units with worktops over. Inset four ring halogen hob with stainless steel oven below and extractor fan over. Integrated fridge freezer and space for dishwasher and washing machine.

First Floor Landing with a window to the side and wood paneled doors to Three Bedrooms and Bathroom.

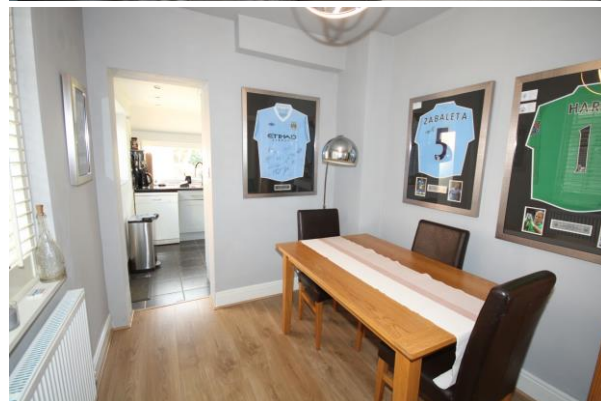
Bedroom One with a deep wide bay window to the front

Bedroom Two with a window overlooking the rear Garden.

Bedroom Three is a larger than average Single Room, currently utilised as a Home Study with window to the front.

Spacious Bathroom fitted with a suite in white with chrome fittings featuring an acrylic claw foot bath with shower fitting, wash hand basin on a stand and WC. Extensive tiling to the floor. Two windows to the side. LED lighting.

Externally, the front of the property has been block paved providing off street Parking which leads down the side of the property and in turn leads to the Detached Garage.



The block paving returns across the back of the house to a path and patio area. Beyond, the Garden is laid to a good expanse of lawn, with a further patio to the far end of the Garden designed to maximise the South and West facing sun. There is a mature backdrop of bushes and trees to provide screening in the appropriate months .

UPVC double glazing. Gas central heating. An excellent family home!



Approx Gross Floor Area = 1087 Sq. Feet
= 100.76 Sq. Metres

