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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 railway station and at the next set of traffic lights turn right onto Woodlands Road and Woodlands Parkway flyover. At the traffic lights the road becomes Stockport Road. Proceed through the traffic lights and at the next set of traffic lights at the Hare and Hound Pub turn left into Moss Lane. At the mini roundabout turn right into Bloomsbury Lane. Take the third turning on the left onto Alexander Drive. Continue to the end and turn right onto Victoria Road where the property will be found 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

# 6 Victoria Road Timperley, Altrincham, Cheshire, WA15 6PP



**A WELL PRESENTED AND EXTENDED SEMI DETACHED FAMILY HOME WITH WEST FACING GARDEN AND WITH THE WILLOWS AND WELLINGTON SCHOOLS ON THE DOORSTEP. 1145sqft.**

Hall. Two Receptions. Dining Kitchen. Utility. Three Bedrooms. Two Bath/Showers. Driveway. Gardens.

“ A beautifully presented home ”

**£450,000**



# in detail



A deceptively spacious, updated, extended and remodelled Semi Detached family home located in this popular neighbourhood with The Willows Primary and Wellington Secondary Schools literally on the doorstep and within walking distance of the Metrolink and Timperley Village.



The well presented accommodation is arranged over Two Floors extending to some 1145 square feet providing a Hall, Lounge, Family Room, Dining Kitchen, Utility and Shower Room to the Ground Floor and Three Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Driveway providing off road Parking and to the rear a good sized West facing Garden with patio area.

Comprising:

Enclosed Porch with glazed doors. Entrance Hall with staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation. Cloaks Area with window to the front elevation. Wall mounted gas central heating boiler. Tiled floor.

Ground Floor Shower Room with vaulted ceiling and inset Velux window fitted with a modern white suite and chrome fittings, providing a walk in wet room style shower with dual attachments, wash hand basin and WC. Tiling to the shower and sink areas. Tiled floor. Extractor fan. Chrome finish LED lighting.

Lounge is a well proportioned room with a gas living flame, coal effect fireplace with granite hearth and wood surround. Built in shelving to one side of the chimney breast recess. Access to useful under stairs storage.

Family Room with wide bay window to the front elevation. Glazed folding doors overlook and provide access to the Lounge.

Dining Kitchen is a superb space with part vaulted ceiling with four inset Velux windows making this a naturally light and bright space.

To the Dining Area there is an lantern style roof and glazed French doors overlook and provide access to the rear Gardens. Ample space for a dining table and chairs.

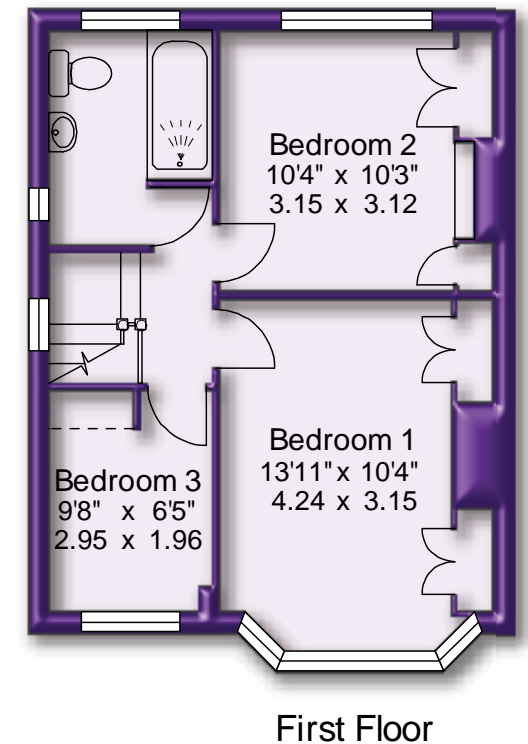
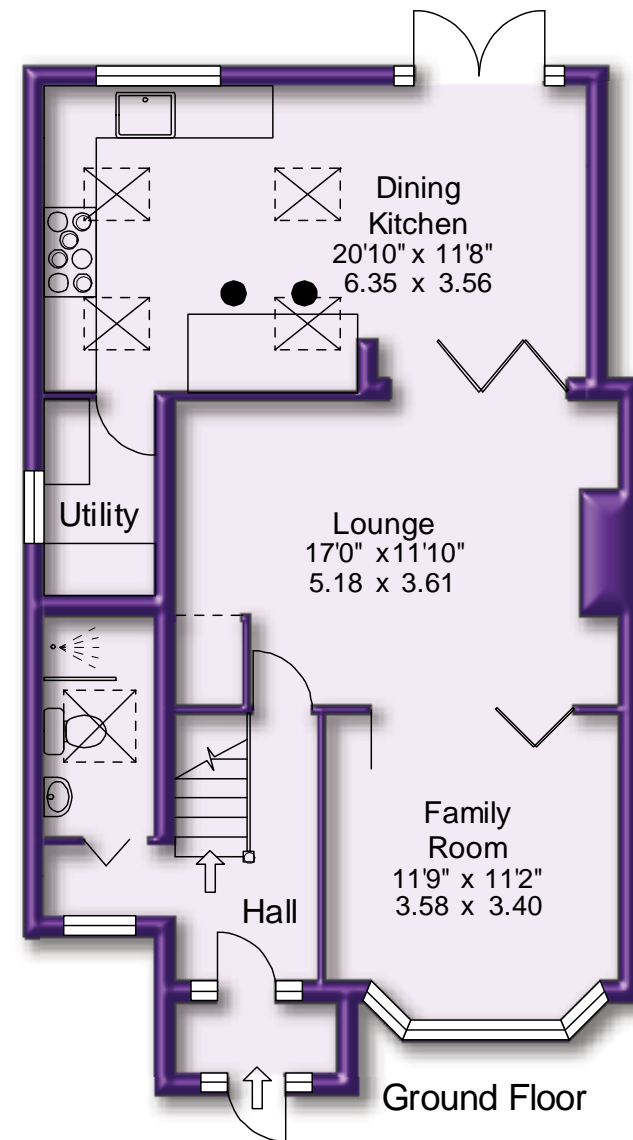
The Kitchen Area is fitted with an extensive range of cream coloured base level units with solid wood worktops over, inset into which is a sink with mixer tap over and tiled splashback. Integrated dishwasher. There is space for a freestanding Range cooker and American style fridge freezer. The units incorporate a breakfast bar. Chrome finish lighting. Tiled floor. Window to the rear elevation.

Utility Room with built in unit and solid wood worktops over, inset into which is a stainless steel sink with mixer tap over. There is space and plumbing for a washing machine and dryer. Opaque window to the side elevation. Built in shelving. Extractor fan. Tiled floor.

To the First Floor Landing there is access to Three good size Bedrooms and a Family Bathroom. Window to the side elevation. Loft access point with pull down ladder and boarded Loft space.



Approx Gross Floor Area = 1145 Sq. Feet  
= 106.14 Sq. Metres





# in detail





# in detail



Bedroom One with a wide bay window to the front elevation. Built in wardrobes providing ample hanging and storage space.



Bedroom Two with a window to the rear elevation enjoying views over the Gardens and the School playing fields beyond. There are built in wardrobes and shelves along one wall providing ample hanging and storage space.



Bedroom Three is a good sized Single Room with window to the front elevation. Built in wardrobe providing ample hanging and storage space.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC. Part tiled walls. Tiled floor. Chrome finish heated towel rail. Chrome finish LED lighting. Opaque windows to the side and rear elevations.

Externally, there is a Driveway providing off road Parking and to the rear, there is a patio area adjacent to the back of the property, accessed via the French doors from the Dining Kitchen. Beyond, the Garden is laid to lawn with borders and there is a children's play area to the far end of the Garden with wood chippings enclosed within timber fencing. The Garden enjoys a West facing and therefore sunny aspect, enjoying the sun throughout the day.

