



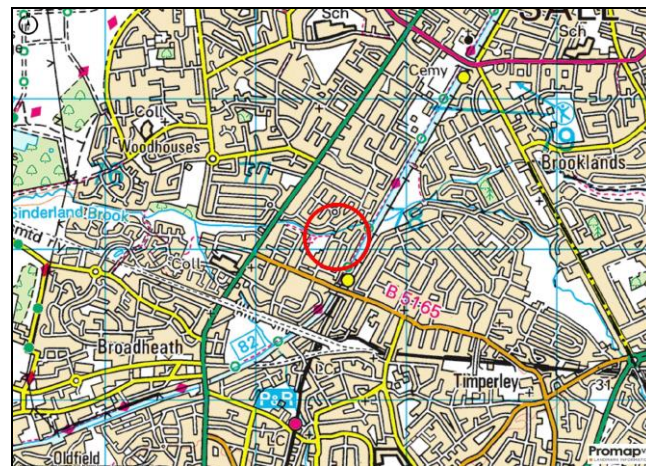
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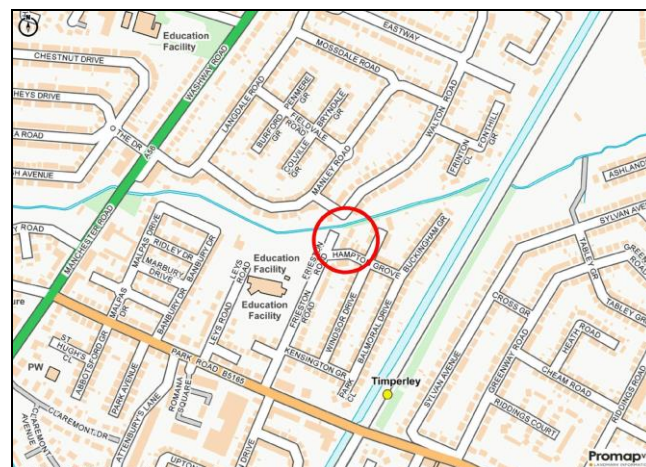


INDEPENDENT ESTATE AGENTS

location

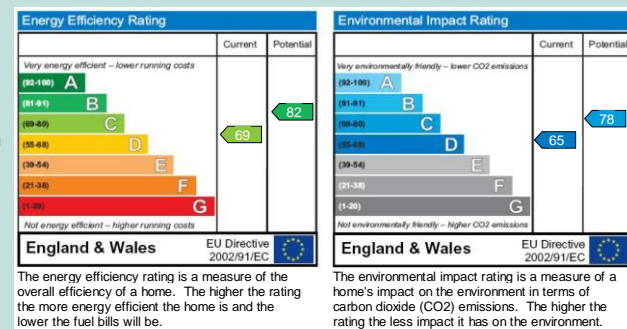


From Watersons Hale office proceed along Ashley Road in the direction of St Peters Church, turning left at the church onto Harrop Road which becomes Planetree Road. at the end of Planetree Road turn left onto Park Road and at the traffic lights proceed straight over crossing to Delahays Road, and over 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 the right turning into Frieston Road and the property will be found at the head of the cul-de-sac 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.

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48 Frieston Road Timperley, Altrincham, Cheshire, WA14 5AP



AN ATTRACTIVE BAY FRONTED SEMI DETACHED WITH DEEP GARDEN FRONTAGE AND WELL LOCATED OPPOSITE NEWTON PARK WITHIN WALKING DISTANCE OF THE METRO. 1244sqft.

Porch. Hall. Living/Dining Room. Family Room. Breakfast Kitchen. Three Bedrooms. Bathroom. Driveway. Garage/Storage. Gardens

“An excellent example of a most popular style of property”

Offers Over: £400,000

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in detail



A beautifully situated, traditional bay fronted Semi Detached family home, with extended accommodation arranged over Two Floors of around 1200 sqft and enjoying a lovely position at the head of the cul-de-sac, adjacent to Bridgewater Way providing an attractive walk towards Sale and Altrincham, and also adjacent to Newton Park providing delightful outlooks to the front.



The property enjoys well presented accommodation providing Two excellent Reception Rooms to the Ground Floor in addition to the Breakfast Kitchen and has Three Bedrooms to the First Floor served by the Family Bathroom.

The property enjoys a particularly deep Garden frontage rendering the property to be well set back from the road and has a lawned enclosed Garden to the rear.

Comprising:

Entrance Porch. Hall with staircase to the First Floor and doors to the Ground Floor Accommodation.

Ground Floor WC fitted with a white suite of WC and wash hand basin and with modern wood finish flooring.

Living and Dining Room. A spacious extended room with French doors and windows giving access to and enjoying an aspect of the Garden and having an attractive limestone design fireplace surround with a decorative electric fireplace feature.

Family Room with bay window to the front and having a limestone design fireplace surround with inset living flame fire.

Breakfast Kitchen with windows to the side and rear elevations and a door leading to the Garden. The Kitchen is fitted with a range of cream laminate fronted units with granite worktops over with an inset sink unit. Integrated stainless steel oven, hob and extractor fan. Further built in dishwasher and under stairs recess suitable for a tall fridge freezer. Tiling to the floor. The worktops return to create a breakfast bar. Integrated washing machine.

First Floor Landing serving Three Bedrooms and the Bathroom.

Bedroom One with a wide bay window enjoying an attractive outlook to the front and extensive built in wardrobes.

Bedroom Two with a window to the rear and again with built in wardrobes. Loft access point.

Bedroom Three with an attractive outlook to the front.

The Bedrooms are served by the Family Bathroom fitted with a white suite with chrome fittings, providing a double ended bath with thermostatic shower over, wash hand basin and WC. Windows to the side and rear. Extensive tiling to the walls and floor.

Externally, the property is approached via a Driveway providing off street Parking and in turn leads to the Attached Garage/Storage space. Deep lawned Garden frontage with well stocked borders.



Lawned Garden to the rear, enclosed with timber fencing. UPVC double glazing. Gas central heating.

An excellent example of a most popular style of property.



Approx Gross Floor Area = 1244 Sq. Feet
= 115.5 Sq. Metres

