



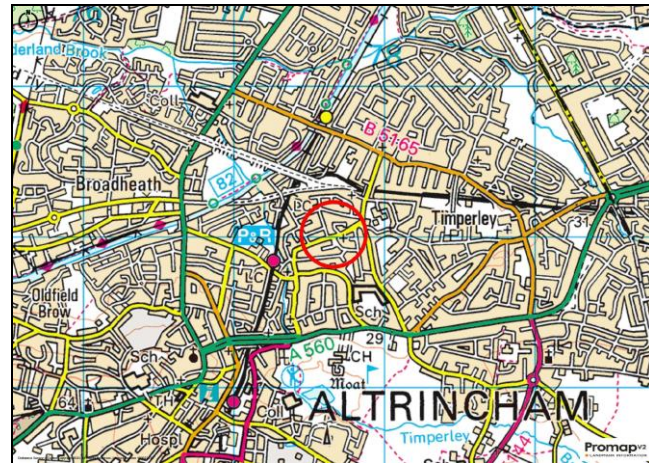
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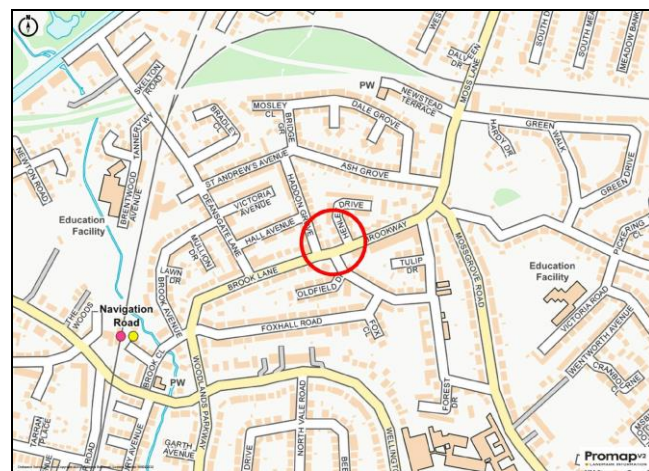


INDEPENDENT ESTATE AGENTS

location

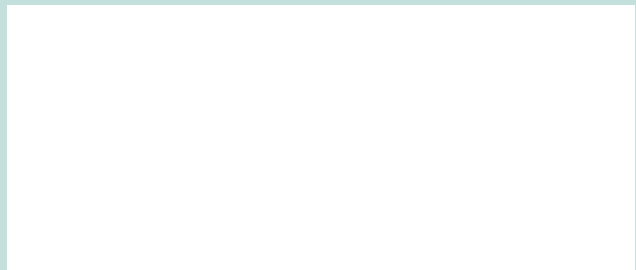


From Watersons Hale Office, proceed along Ashley Road in the direction of the Station, turning right just before the crossings into Victoria Road. At the end of Victoria Road, turn right onto Hale Road and take the first left turning into Hawthorn Road. At the end turn left onto Stamford Park Road. Continue to the traffic lights proceeding straight over, past Tesco on the left and over the next set of lights into Oakfield Road. Continue to the end and turn right at the traffic lights onto Woodlands Road. Take the first left at the next set of traffic lights into Woodlands Parkway. Continue over the mini roundabout into Brook Lane. Follow the road to the right. The house is situated on the left where Brook Lane becomes Brook Way.



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

1 Brook Way Timperley, Altrincham, Cheshire, WA15 6RX



A SEMI DETACHED FAMILY HOME IN NEED OF SOME UPDATING WALKING DISTANCE TO GOOD LOCAL SCHOOLS AND METROLINK AND CLOSE TO TIMPERLEY VILLAGE. 1063sqft.

Hall. Living/Dining Room. Kitchen. Three Bedrooms. Bathroom. Driveway. Garage. Gardens. No Chain.

“ Offered for sale with no chain ”

Offers Over: £315,000

in detail



A Semi Detached family home in need of some updating in a convenient location, walking distance to good local Schools, shops, Metrolink and being close to both Timperley and Altrincham centres.

The property is arranged over Two Floors with the accommodation extending to some 1063 square feet, providing a Hall, Living and Dining Room and Kitchen to the Ground Floor and Three Bedrooms and a Family Bathroom to the First Floor.



Externally, to the front there is a Driveway which returns in front of a Single Garage and a well maintained Garden to the rear.

This property is offered for sale with No Chain.

Comprising:

Hall with glazed door leading to the Ground Floor Living Accommodation. Built in cloaks cupboard.

Living and Dining Room is a dual Reception Room with floor to ceiling double glazed window to the front elevation enjoying views over the Garden and to the rear there are sliding patio doors overlooking and providing access to the rear Gardens. An open staircase rises to the First Floor.

The Kitchen is fitted with a range of base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Ample space and plumbing for kitchen appliances. Tiled floor. Built in pantry. A warm air gas central heating boiler housed within the units. A courtesy door leads to the Integral Single Garage.

To the First Floor Landing there are Three Bedrooms and a Family Bathroom. Loft access point.

Bedroom One with uPVC double glazed window to the rear elevation enjoying views over the rear Gardens. Built in double wardrobe.

Bedroom Two is another Double Room with uPVC double glazed window enjoying views over the rear Gardens. Built in double wardrobe and further fitted wardrobes providing ample hanging and storage space.

Bedroom Three is a good sized Single Room with uPVC double glazed window to the front elevation. Access to storage cupboard.

The Bathroom is fitted with white suite and chrome fittings providing a bath with shower over, wash hand basin and WC. Window to front elevation. Built in airing cupboard. Access to under eaves storage area.

Externally, there is a paved Driveway providing off road Parking, leading to the Integral Single Garage with a remotely operated up and over door.

To the side, there is a gate leading to a side Garden which give the incoming purchaser an opportunity to extend subject to any building and planning consents.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the sliding patio doors from the Lounge and Dining Room. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing.



Approx Gross Floor Area = 1063 Sq. Feet
= 98.75 Sq. Metres

