



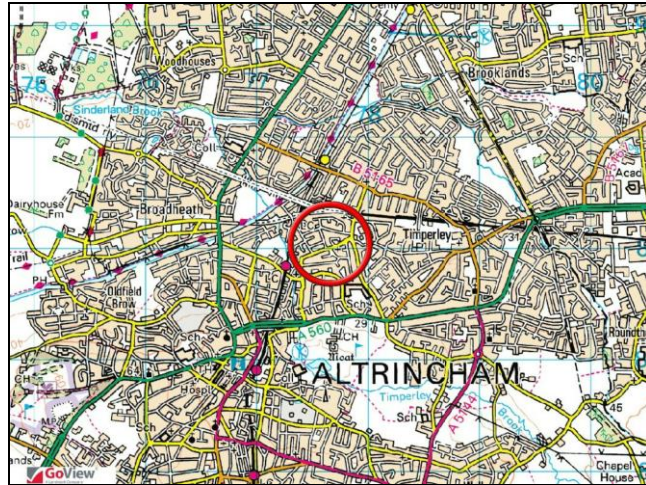
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INDEPENDENT ESTATE AGENTS

location

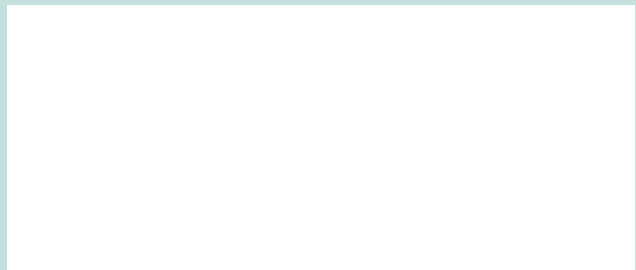


From Watersons Hale Office, proceed along Ashley Road in the direction of the Station, turning right just before the crossings into Victoria Road. At the end of Victoria Road, turn right onto Hale Road and take the first left turning into Hawthorn Road. At the end turn left onto Stamford Park Road. Continue 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 and follow the road for some distance, passing Nisa convenience shop on your left, then take your second left into Henley Drive. Follow the road round and 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 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

8 Henley Drive Timperley, Altrincham, Cheshire, WA15 6RY



A SUPERB, EXTENDED AND REMODELLED MODERN TERRACED FAMILY HOME WITH IMPRESSIVE GARDEN ROOM CLOSE TO LOCAL SCHOOLS AND METRO. 1000sqft.

Entrance Vestibule. Lounge. Dining Kitchen. Utility Room. Three Bedrooms. Bathroom. Driveway. Garage. Garden Room. Gardens.

“ A stunning home that needs to be seen! ”

Offers Over: £400,000

in detail



An impressive, updated and remodelled Modern Terraced property located on this quiet cul-de-sac, walking distance to local Schools, shops, the Metrolink and Timperley Village.

The superbly appointed property is arranged over Two Floors with the accommodation extending to some 1238 square feet providing a Hall, Lounge and impressive Dining Kitchen with Utility Room to the Ground Floor, and Three good Bedrooms served by a stylish Bathroom to the First Floor.



A particular feature is the impressive Garden Room which could be utilised as a Home Office or additional Reception Room.

Externally, there is a Driveway providing off road Parking returning in front of an Integral Garage and a good sized lawned Garden to the rear featuring a Garden Room/Home Office.

Comprising:
Entrance Vestibule with wall mounted gas central heating boiler.

Well proportioned Lounge with uPVC double glazed window to the front elevation and a staircase rises to the First Floor. Coved ceiling.

An opening leads to the impressive Dining Kitchen with vaulted ceiling and Velux window. Glazed folding doors overlook and provide access to the Gardens to the rear. The Kitchen Area is fitted with an extensive range of contemporary grey high gloss base and eye level units with concealed lighting and worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Island unit with breakfast bar stools. Integrated appliances include a double oven, four ring gas hob, fridge, freezer and dishwasher. LED lighting. Tiled flooring throughout.

Utility Room with built in base and eye level units with worktops over and there is space and plumbing for a washing machine and dryer. Tiled flooring. A courtesy door leads to the Garage.

Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash hand basin with built in storage below and WC. LED lighting. Tiled flooring. Chrome finish heated towel rail

To the First Floor Landing there is access to Three good Bedrooms and a stylish Bathroom. Loft access point with pull down ladder.

Bedroom One is a well-proportioned room with wide uPVC double glazed window enjoying views over the rear Garden. Built in double wardrobe.

Bedroom Two is another good size Double with uPVC double glazed window enjoying views over the Garden. Built in double wardrobe.

Bedroom Three is a good size Single Room with wide uPVC double glazed window to the front elevation. Built in storage cupboard.

The Bedrooms are served by a Family Bathroom, fitted with a modern white suite and chrome fittings providing a stand-alone, double ended bath, separate walk in wet room style shower with dual attachments and thermostatic shower, wash hand basin with built in storage and WC. Tiling to the walls and floor. Chrome finish lighting. UPVC double glazed opaque window to the front elevation. Extractor fan.



Externally, the property is approached via a Driveway providing off road Parking and returning in front of the Integral Single Garage. Lawned Garden frontage.

To the rear, there is a decked patio area adjacent to the back of the property accessed via the folding doors from the Dining Kitchen. Beyond the Garden is laid to lawn and enclosed within timber fencing. Impressive Garden Room which could be utilised as a Home Office or additional Reception Room with windows and doors overlooking and enjoying views over the Gardens. LED lighting.



Approx Gross Floor Area = 1238 Sq. Feet
= 115.01 Sq. Metres

