



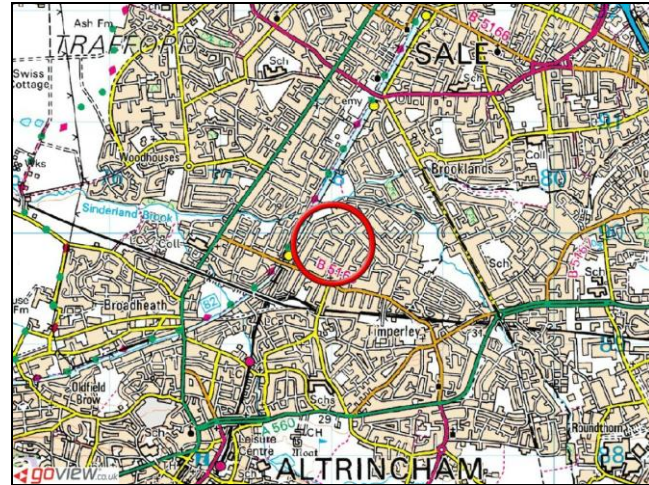
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

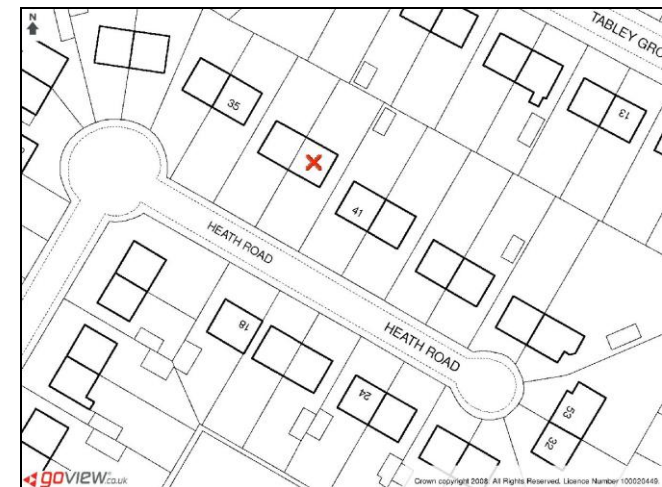


INDEPENDENT ESTATE AGENTS

# location

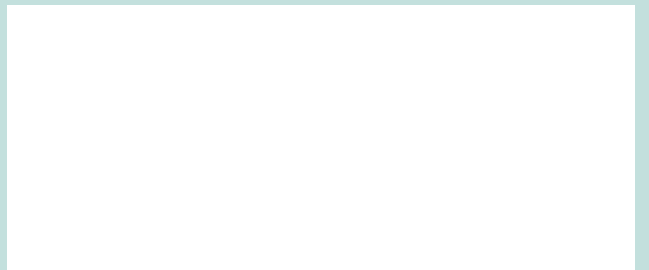


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the Town Centre past the railway station and at a main set of traffic lights turn right onto Woodlands Road and the Woodlands Parkway flyover. At the next set of traffic lights turn left onto Woodlands Parkway continuing over the mini roundabout into Brook Lane. Continue along Brook Lane, which in turn becomes Brookway and Moss Lane. Continue along Moss Lane, over the bridge and the junction with Park Road. Turn left onto Park Road then first right onto Riddings Road. Continue along and turn left into Cheam road and then take a right turn into Heath Road. Follow the road to the right and the property will be found on the left.



## 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.



INDEPENDENT ESTATE AGENTS

# 39 Heath Road Timperley, Altrincham, Cheshire, WA15 6BH



**A SEMI DETACHED FAMILY HOME ENJOYING QUIET CUL-DE-SAC LOCATION, IN A HIGHLY POPULAR AREA WITHIN WALKING DISTANCE OF LOCAL SCHOOLS AND THE METROLINK. 906sqft.**

Hall. Lounge. Conservatory. Dining Kitchen. Three Bedrooms. Bathroom. Driveway. Garage. Gardens.

*“ A lovely family home in a popular location ”*

**£350,000**

# in detail



A well-proportioned Semi Detached property situated in this peaceful cul-de-sac located in a popular neighbourhood, within walking distance of the Metrolink at Timperley, local shops and several of the popular Schools.

The property is arranged over Two Floors with the accommodation extending to some 906 square feet providing a Hall, Lounge, Conservatory and Dining Kitchen to the Ground Floor and Three Bedrooms and a Bathroom to the First Floor.



Externally, there is a large Garden frontage set back from the road with a Driveway providing ample off road Parking and to the rear a low maintenance Garden.

Comprising:

Spacious Porch with windows to the front and side elevations. Tiled floor. Chrome finish lighting.

Stained and leaded glass Entrance door leading to a Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Built in meter cupboard. Coved ceiling.

Through Lounge with bay window to the front elevation. To the chimney breast there is a gas living flame coal effect fireplace. Doors lead to the Conservatory.

Conservatory of uPVC double glazed construction with vaulted ceilings and windows and doors overlook and provide access to the rear Gardens. Tiled floor.

Dining Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, four ring gas hob and extractor fan over. There is space for additional kitchen appliances. Wall mounted gas central heating boiler. Windows to the side and rear elevations. Tiled floor.

To the First Floor Landing there are Three Bedrooms and a Family Bathroom. Loft access point. Stained and leaded glass window feature to the side elevation.

Bedroom One is a Double Bedroom with bay window to the front elevation with stained and leaded glass window feature. Picture rail surround.

Bedroom Two is a Double Bedroom with window to the rear elevation.

Bedroom Three is a Single Bedroom with window to the front elevation.

The Bedrooms are served by the Family Bathroom fitted with a modern white suite and chrome fittings providing a double ended stand alone bath with shower attachment over, wash hand basin and WC. Two opaque windows to the side elevation. Tiling to the walls and floor. Chrome finish lighting.

Externally, the property has a deep frontage with a long Driveway providing ample off road Parking, returning in front for the Attached Garage. There is a lawned Garden to the front and a low maintenance Garden to the rear.



Approx Gross Floor Area = 906 Sq. Feet  
= 84.1 Sq. Metres

