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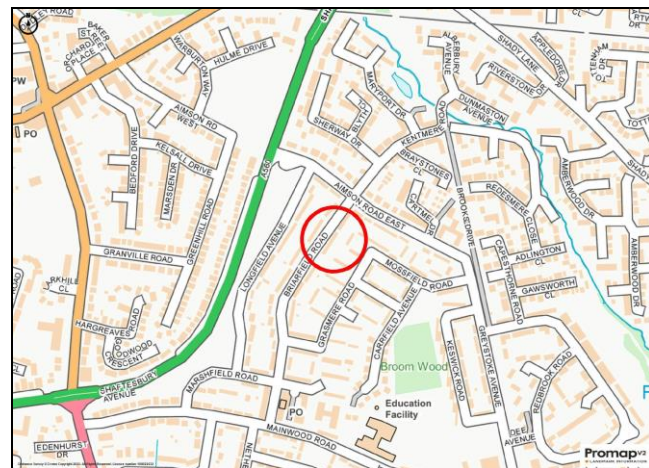


INDEPENDENT ESTATE AGENTS

# location

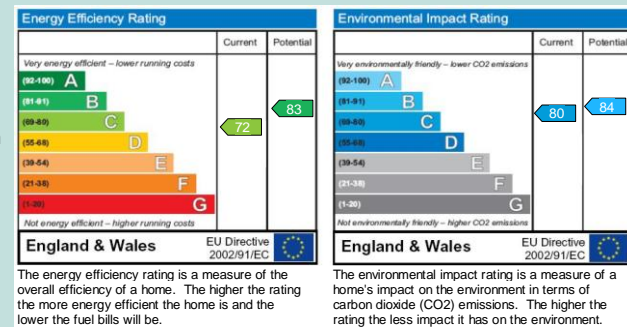


From Watersons Hale Office proceed along Ashley Road in the direction of St Peters Church and turn left at the Church in to Harrop Road, which becomes Planetree Road. At the end of Planetree Road turn left on to Park Road and proceed over the traffic lights in to Delahays Road. Continue over the next set of traffic lights in to the continuation of Delahays Road. At the mini roundabout proceed straight over into Thorley Lane. Continue along past the church and just before the traffic lights with Shaftesbury Avenue turn right into Mainwood Road. Proceed along Mainwood Road before taking the second left into Briarfield Road. Continue along where the property will be found on the left 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.



INDEPENDENT ESTATE AGENTS

# 11 Briarfield Road Timperley, Altrincham, Cheshire, WA15 7DG



**A WELL PROPORTIONED MID TERRACED WITH SUNNY ASPECT GARDENS, IN NEED OF SOME COSMETIC UPDATING CLOSE TO TIMPERLEY VILLAGE. 938sqft.**

Hall. 19' Lounge. Dining Room. Kitchen. GFWC. Three Bedrooms. Shower Room. Driveway. Gardens. No Chain.

“ Offered for sale with no chain ”

**£220,000**



# in detail



A well-proportioned Terraced property in this popular location, walking distance to local schools, shops, Timperley Village and Altrincham Town Centre.

The property is arranged over Two Floors with the accommodation extending to 938 square feet providing a Hall, Lounge, Dining Room, Kitchen and WC to the Ground Floor and Three good Bedrooms served by a Shower Room to the First Floor.



Externally, there is a deep frontage with a paved Driveway providing ample off-road Parking and to the rear a well maintained, sunny aspect Garden.

This property is offered For Sale with No Chain.

Comprising:

Canopied Porch. Entrance Hall with staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation.

Lounge is a well-proportioned room with wide uPVC double glazed window to the front elevation and there are sliding patio doors to the rear overlooking and providing access to the Garden. To the chimney breast there is a gas living flame coal effect fireplace with tiled hearth and wood surround. Picture rail surround.

Dining Room with window overlooking the rear Garden. Access to useful under stairs storage.

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 splash back. There is ample space for kitchen appliances. Doors provide access to both the front and rear elevations.

Ground floor WC fitted with a white suite. UPVC double glazed opaque window to the rear elevation.

To the First Floor Landing there is access to Three good sized Bedrooms and a Shower Room. Double glazed uPVC opaque window to the rear elevation. Loft access point.

Bedroom One with a wide uPVC double glazed window to the front elevation. Access to storage cupboard.

Bedroom Two with uPVC double glazed window to the front elevation. Picture rail surround. Access to two useful storage cupboards.

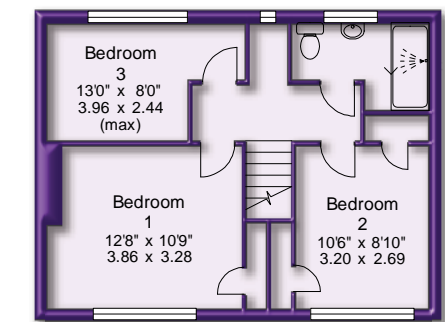
Bedroom Three is a third Double Bedroom with uPVC double glazed window enjoying views over the rear Gardens. Picture rail surround. Wall mounted gas central heating boiler.

The Bedrooms are served by a Shower Room fitted with a modern white suite and chrome fittings, providing a walk-in wet room style shower with electric Mira shower, wash hand basin and WC. Tiling to the sink and shower areas. Double glazed uPVC opaque window to the rear elevation.



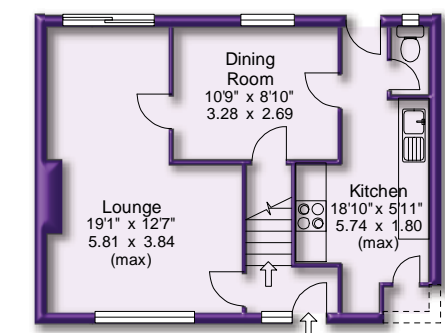
Externally, the property enjoys a deep frontage and there is a paved Driveway providing ample off-road Parking. There is a good sized lawned Garden with stocked borders, enclosed within timber fencing.

To the rear, there is a decked patio area adjacent to the back of the house, accessed via the Lounge and Kitchen. Beyond, the Garden is laid to a lawn with well stocked borders with a variety of plants, shrubs and trees, enclosed within timber fencing. The Garden enjoys a South East facing sunny aspect. Timber Shed. This property is offered For Sale with No Chain.



First Floor

Approx Gross Floor Area = 938 Sq. Feet  
= 86.95 Sq. Metres



Ground Floor