



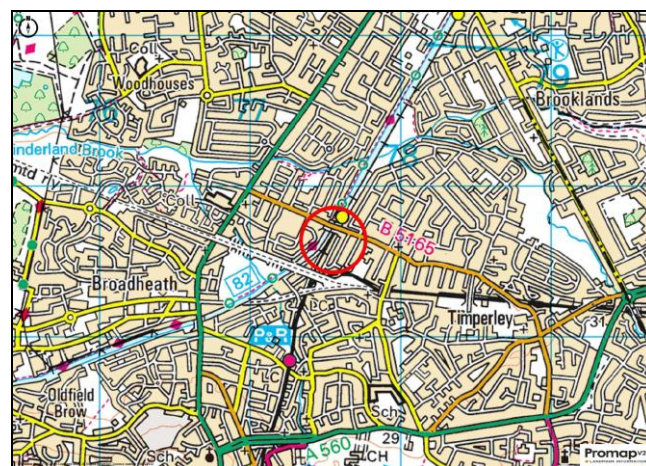
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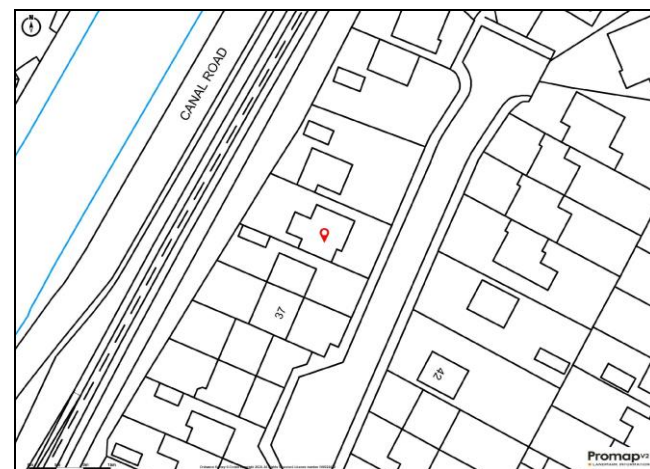


INDEPENDENT ESTATE AGENTS

location

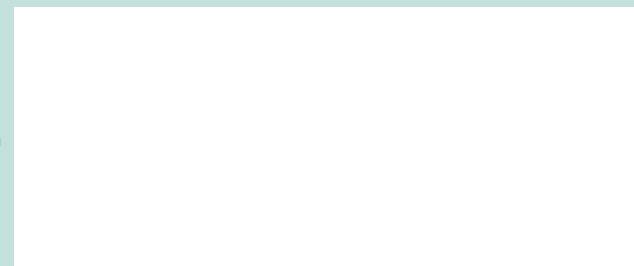


From Watersons Hale office proceed along Ashley Road in the direction of St Peters Church, turning left at the church onto Harrop Road which becomes Planetree Road. at the end of Planetree Road turn left onto Park Road and at the traffic lights proceed straight over crossing to Delahays Road, and over 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, and continue for some distance. Turn left just before Timperley Metrolink station into Hawthorn Avenue and proceed to the end of the road, before turning right onto Whalley Close. 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 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.

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INDEPENDENT ESTATE AGENTS

41 Whalley Close Timperley, Altrincham, Cheshire, WA15 6TP



A WELL LOCATED DETACHED POSITIONED ON A CUL DE SAC WITHIN A MOMENT'S WALK OF TIMPERLEY METROLINK AND CONVENIENCE SHOPS. 1134sqft.

Porch. Hall. Lounge. Dining Room. Open to Kitchen. Three Bedrooms. Bathrooms. Driveway. Garage/Storage. Lovely Garden

“ *An excellent value Detached home in a great location* ”

£400,000

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in detail



An immaculately presented and tastefully appointed Detached family home, located on this popular cul-d-sac within a few minute's walk of The Metrolink at Park Road, with local convenience shops on the doorstep and within walking distance of St Hughes Roman Catholic Primary School and Park Road Academy Primary School.

The property has well proportioned rooms throughout and enjoys Two good Reception Rooms to the Ground Floor which connect to and open to the well-appointed Kitchen, and has Three Bedrooms to the First Floor served by the Family Bathroom.



Externally, there is off street Parking, a useful Garage/Store and a particularly appealing and attractively laid out Garden to the rear.

An excellent value for money for a Detached family home, ready to move into with the minimum of fuss.

Comprising:

Entrance Porch to Entrance door to:

Hall with wood finish flooring and a staircase to the First Floor with storage cupboard beneath. Doors to the Ground Floor Accommodation.

Lounge with a deep round bay window to the front and an attractive fireplace surround with inset open grate fire. Panelled double doors lead through to the:

Dining Room with wood finish flooring and sliding patio doors giving access to and enjoying aspects of the Garden. Courtesy door to the Garage. Opening to the:

Kitchen with a continuation of the wood finish flooring and having a window and door overlooking and giving access to the Gardens. The Kitchen is fitted with a range of shaker style laminate finish units with wood finish worktops over with an inset double bowl sink. Integrated stainless steel double oven, five ring gas hob, extractor fan and dishwasher. Space for freestanding washing machine and fridge freezer.

First Floor Landing with a window to the side and doors to the Bedrooms.

Bedroom One with exposed floorboards and a deep bay window to the front.

Bedroom Two with modern wood laminate flooring and a deep bay window to the rear.

Bedroom Three with a deep bay window to the front and a small wardrobe.

The Family Bathroom is well appointed with a white suite with chrome fittings, providing a bath, wash hand basin, WC and corner shower cubicle with thermostatic shower. Extensive tiling to the walls and floor. Two windows to the side. Chrome ladder radiator.

Externally, the front of the property is approached via a Driveway providing off street parking and in turn leads to the Attached Garage, principally used for storage and as a Utility space.



The Garden to the rear has a timber decked sitting area adjacent to the back of the house, accessed via the Kitchen and Dining Area. Beyond, the Garden is laid to lawn, enclosed with deep maturely stocked borders and mature trees providing screening and an opening to a further timber decked sitting area designed to maximise the movement of the sun throughout the day, with pebbled and slate shale areas.

A really appealing Garden. UPVC double glazing. Gas central heating. An excellent value Detached home in a great location.



Approx Gross Floor Area = 1134 Sq. Feet
= 105.3 Sq. Metres

