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INDEPENDENT ESTATE AGENTS

# location

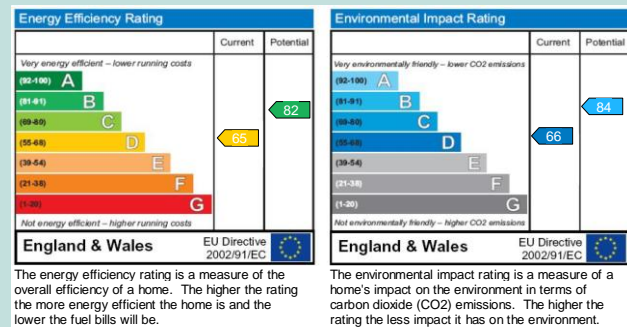


From Watersons HALE office proceed along Ashley Road in the direction of St Peters Church, turning left at the church into Harrop Road. Harrop Road becomes Planetree Road and at the end of Planetree Road, turn left onto Park Road. Proceed straight across the traffic lights into Delahays Road. Proceed over the traffic lights into the continuation of Delahays Road which becomes Thorley Lane, continue over the mini roundabout and towards the traffic lights, proceed straight over Shaftesbury Avenue into the continuation of Thorley Lane leading directly into Timperley Village. Proceed through the traffic lights into Park Road, follow along over the railway bridge and turn right into Heyes Lane. Proceed along the road and turn left into Oakdene Road. Turn left into Arderne Road 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 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

# 44 Arderne Road Timperley, Altrincham, Cheshire, WA15 6HJ



**A BEAUTIFULLY PRESENTED, UPDATED AND IMPROVED SEMI DETACHED HOME IN THIS EVER POPULAR LOCATION WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS AND THE METROLINK. 840sqft.**

Hall. Lounge. Dining Kitchen. Three Bedrooms. Bathroom. Driveway. Garage. Garden Room. Gardens.

*“ A stunning home in a popular location ”*

**£335,000**

# in detail



A beautifully presented, updated and improved traditional Semi Detached family home, located in this popular part of Timperley within walking distance of excellent schools, The Metrolink and close to Timperley Village.

The well balanced family accommodation is arranged over Two Floors extending to some 840 sqft providing a Hall, Open Lounge and Dining Kitchen in addition to a Conservatory to the Ground Floor and Three Bedrooms and a Bathroom to the First Floor.



Externally, there is a Driveway providing off road parking and to the rear a good size low maintenance Garden with Detached Garage and Garden Room.

Comprising:

Enclosed Porch with windows to the front and side elevations. Chrome finish halogen lighting.

Stained and leaded glass feature to the Entrance door. Hall with spindle balustrade staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation. Access to useful under stairs storage. Dado rail surround. Decorative radiator cover.

The Ground Floor is open plan providing Living, Dining and Kitchen Areas in addition to a Conservatory. To the Living Area there is a bay window to the front elevation. Wall mounted contemporary pebble electric fire to the chimney breast. Dado rail surround. Picture rail surround. Coved ceiling.

Dining Area with doors and windows providing access to the Conservatory. Picture rail surround. Dado rail surround. Decorative radiator cover.

The Kitchen is fitted with an extensive range of base and eye level units with concealed lighting and worktops over, inset into which is a one and a half bowl sink unit with mixer tap over. Integrated appliances include a stainless steel double oven, four ring hob with extractor fan over. There is space and plumbing for addition kitchen appliances. Brand new wall mounted gas central heating boiler housed within the units. Opaque window to the side elevation. Window to the rear enjoying views over the Gardens.

Conservatory of uPVC construction and vaulted ceiling with doors and windows overlooking and providing access to the rear Gardens beyond. Tiled floor with underfloor heating.

To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. Loft access point with pull down ladder leading to a boarded loft space. Opaque window to the side elevation. Dado rail surround. Picture rail surround.

Bedroom One with bay window to the front elevation. Attractive fireplace feature. Dado rail surround. Picture rail surround.

Bedroom Two with wide window enjoying views over the rear Gardens. Attractive fireplace feature. Dado rail surround. Picture rail surround.

Bedroom Three is a Single Bedroom with window to the front elevation. Built in wardrobe. Dado rail surround. Picture rail surround.



The Bedrooms are served by a contemporary Bathroom fitted with a white suite and chrome fittings, providing a double ended stand-alone bath with shower attachment over, separate enclosed shower cubicle with electric shower and glazed door, wash hand basin and WC. Extensive tiling to the walls and floor. Two opaque windows the side and rear elevations. Picture rail surround.

Externally, there is a paved Driveway providing off road Parking with the Driveway returning in front of the Detached Single Garage. To the rear, there is a decked patio area adjacent to the back of the house, accessed via the doors from the Conservatory. Beyond, the Garden is of a good size, laid to AstroTurf and enclosed within timber fencing. Detached glazed Summerhouse with power, recess lighting and electric.



Approx Gross Floor Area = 840 Sq. Feet  
= 78.0 Sq. Metres

