



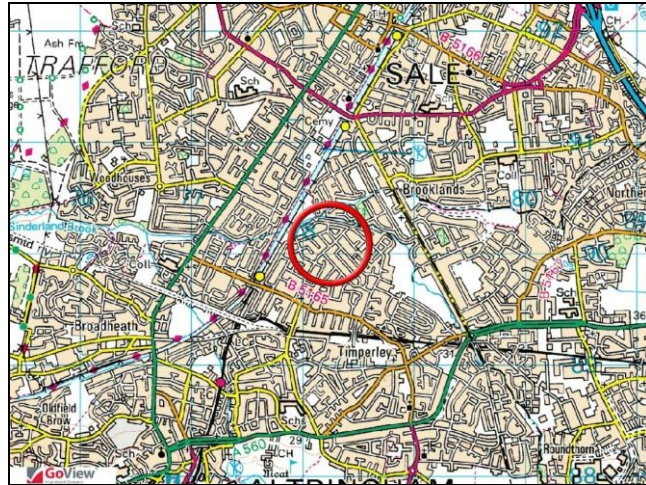
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INDEPENDENT ESTATE AGENTS

location

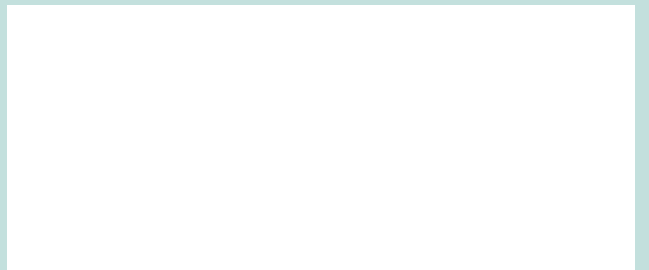


From Watersons HALE Office, proceed along Ashley Road in the direction of the Station, turning right just before the crossings into Victoria Road. At the end of Victoria Road, turn right onto Hale Road and take the first left turning into Hawthorn Road. At the end turn left onto Stamford Park Road. Continue 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. 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 past the shops and take a left turn into Burton Avenue 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.

11 Burton Avenue Timperley, Altrincham, Cheshire, WA15 6AQ



A WELL PROPORTIONED TRADITIONAL BAY FRONTED SEMI DETACHED LOCATED WITHIN THIS EVER POPULAR NEIGHBOURHOOD WALKING DISTANCE TO LOCAL SCHOOLS AND METRO. 836sqft.

Porch. Hall. WC. Living/Dining Room. Kitchen. Three Bedrooms. Shower Room. Driveway. Garage. Gardens.

“ A lovely home in a popular location ”

£325,000

in detail



A well-proportioned traditional bay fronted Semi Detached family home located in this popular area close to excellent local Schools, the Metrolink, Timperley Village and Altrincham Town Centre.

The property is arranged over Two Floors with the accommodation extending to some 836 square feet providing a Hall, WC, Open Plan Living and Dining Room and Kitchen to the Ground Floor and Three Bedrooms served by a Shower Room to the First Floor.



Externally, there is a paved Driveway providing ample off road Parking and to the rear a good sized lawned Garden with Detached Garage.

Comprising:
Enclosed Porch with uPVC double glazed doors. Built in meter cupboards. Stained and leaded glass window feature. Entrance Hall with staircase rising to the First Floor and doors provide access to the Ground Floor Living Accommodation. Opaque window to the side elevation.

Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash hand basin with built in storage below and WC. Tiling to the walls and floor. Opaque window to the side elevation.

Through Living and Dining Room. To the Living Area there is a bay window to the front elevation and built in shelving and cupboards to either side of the chimney breast recess. Picture rail surround.

An opening leads to the Dining Room with angled bay window to the rear elevation enjoying views over the Gardens. To the chimney breast there is a tiled fireplace feature. Picture rail surround.

Kitchen fitted with an extensive range of cream coloured, high gloss 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 and there is space for additional kitchen appliances. Two windows to the side elevation and a door provides access to the Gardens. Wall mounted gas central heating boiler.

To the First Floor Landing there is access to Three Bedrooms served by a Shower Room. Opaque window to the side elevation. Loft access point.

Bedroom One is a well-proportioned room with bay window to the front elevation. There are built in wardrobes to either side of the chimney breast recess. Tiled fireplace feature. Picture rail surround.

Bedroom Two with window enjoying views over the rear Gardens. Built in wardrobes to either side of the chimney breast recess. Tiled fireplace feature. Picture rail surround.

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

The Bedrooms are served by the Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed double width shower cubicle with thermostatic shower, dual attachments and glazed sliding door, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Chrome finish heated towel radiator. Opaque window to the rear elevation. Chrome finish lighting.



Externally, there is a paved Driveway providing ample off road parking which returns in front of the Detached Single Garage, enclosed within brick walling and wrought iron gates.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the Breakfast Kitchen. Beyond, the Garden is laid to lawn with well stocked borders and enclosed within timber fencing and hedging.



Approx Gross Floor Area = 836 Sq. Feet
= 77.66 Sq. Metres

