



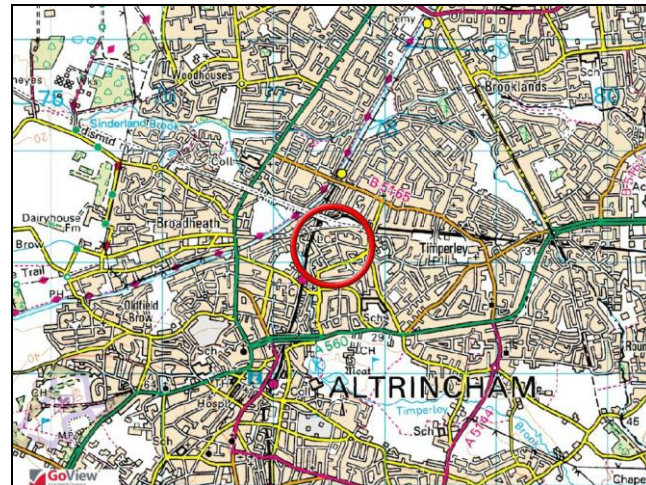
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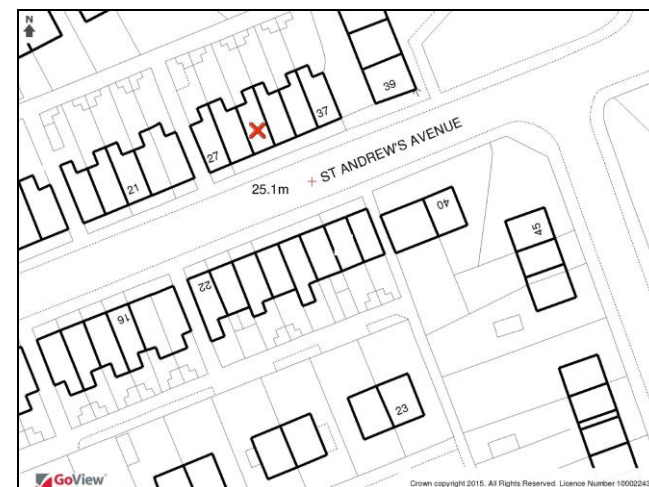
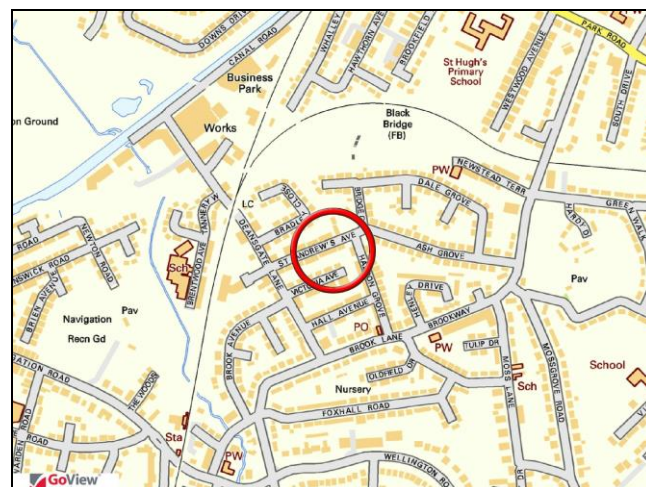


INDEPENDENT ESTATE AGENTS

location

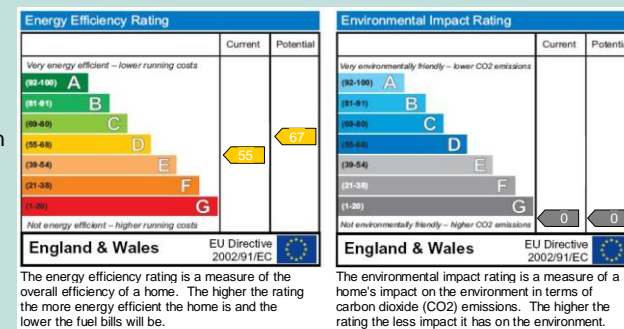


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights, turn right onto Woodlands Road and the Woodlands Parkway flyover. At the next set of traffic lights turn left into Woodlands Parkway and proceed over the mini roundabout into Brook Lane. Follow the road to the right and take a left turning into Deansgate Lane. Take the third road on the right into St Andrews Avenue and 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

31 St. Andrews Avenue Timperley, Altrincham, Cheshire, WA15 6SG



A WELL PRESENTED AND IMPROVED VICTORIAN TERRACED IN A POPULAR LOCATION IDEAL FOR TIMPERLEY METROLINK. 811SQFT.

Lounge. Dining Room. Kitchen. Two Bedrooms. Bathroom. Garden. Garden Stores.

“A lovely home in a popular location”

Offers Over: £260,000

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in detail



A tastefully presented and improved Victorian Terraced property located on this most popular Avenue, within walking distance of Timperley Metrolink at Park Road and having modern kitchen and bathroom fittings, uPVC double glazing and gas central heating on a combination boiler.



The property enjoys Two Reception Rooms, in addition to a Kitchen with built in oven and hob to the Ground Floor and has Two Double Bedrooms to the First Floor served by the well-appointed Bathroom.

Externally, there is easy on street parking and a delightful Garden to the rear.

This is an ideal first time buyer's property.

Comprising:

Entrance door with fanlight window to:

Lounge with wide window to the front elevation and a hole in the wall living flame fireplace feature.

Inner Lobby with staircase to the First Floor and further door to the:

Dining Room with French doors giving access to and enjoying an aspect of the Garden. Attractive cast iron fireplace feature. Door to under stairs storage area.

The Kitchen is fitted with a range of painted finish wood fronted units with worktops over and an inset sink unit. Integrated stainless steel oven and hob with extractor fan over. Space for freestanding fridge and freezer. Two windows overlooking the Garden

First Floor Landing with doors to Two Bedrooms and the Bathroom. Loft access point.

Bedroom One with a wide window to the front. Attractive cast iron fireplace and storage and wardrobe recess over the staircase.

Bedroom Two is another Double Room with a window overlooking the rear Garden and again with storage/wardrobe recess.

The Bedrooms are served by the Bathroom, well-appointed with a white suite and chrome fittings, providing a bath with thermostatic shower, wash hand basin and WC. Window to the rear. Extensive tiling to the walls and floor. LED lighting. Airing cupboard housing the combination gas fired central heating boiler.

Externally, the property enjoys easy on street parking and a Garden frontage.

The rear Garden is of a good size for this type of property, having stone paved path and patio area returning across the back of the house. Beyond, the Garden is laid to lawn with a further timber decked and patio area at the far end of the Garden designed to maximise the movement of the sun throughout the day.

Timber fence enclosure. Two brick built Garden Stores.

This Garden completes an excellent example of a most popular style of property.



Approx Gross Floor Area = 811 Sq. Feet
= 75.3 Sq. Metres

