



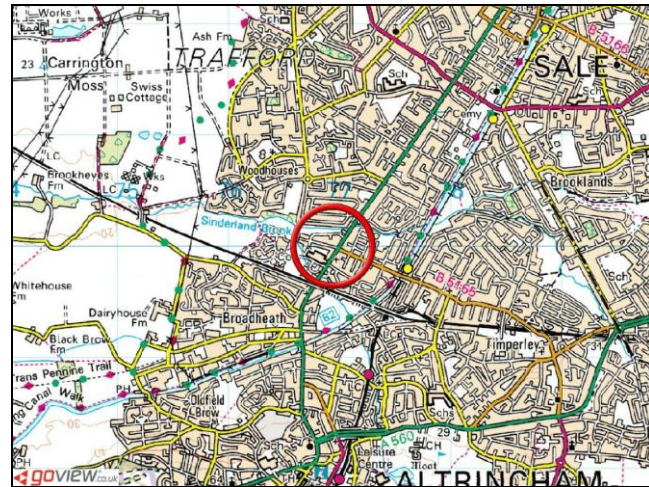
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

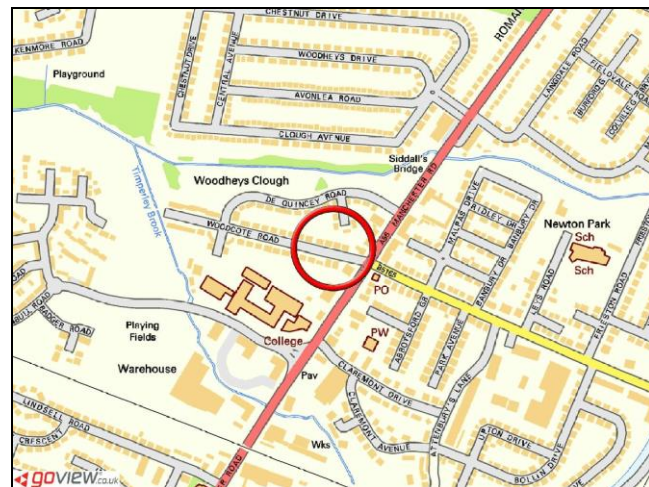


INDEPENDENT ESTATE AGENTS

# location

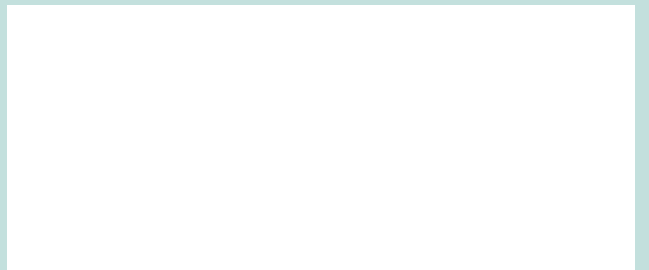


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the Town Centre past the railway station and over the next set of main traffic lights into Barrington Road. Proceed along Barrington Road and at the lights at the end of Barrington Road turn right onto Manchester Road the main A56. Continue for some distance and at the traffic lights after South Trafford College turn left into Woodcote Road. 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 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.



INDEPENDENT ESTATE AGENTS

# 12 Woodcote Road Timperley, Altrincham, Cheshire, WA14 5PY



**A BEAUTIFULLY PRESENTED, MUCH IMPROVED PERIOD SEMI DETACHED WITH MANY ORIGINAL FEATURES AND LOCATED WITHIN WALKING DISTANCE OF TIMPERLEY METROLINK. 1463sqft.**

Hall. Lounge. Dining Room. Breakfast Kitchen. Four Bedrooms. Bathroom. Cellars. Driveway. Attractive Garden.

*“ A lovely family home in a popular location ”*

**£550,000**

# in detail



An impressive four bedroomed period Semi Detached property situated in this popular neighbourhood within an easy reach of Timperley Metrolink on Park Road.



Beautifully presented throughout with a wealth of original features including gorgeous fireplaces to most rooms, stained glass windows, coved ceilings, exposed floorboards and parquet flooring.

The property has excellent specification Kitchen and Bathroom fittings as well as benefiting from off street parking and having a lawned rear garden.

An internal viewing will reveal:

Large Hallway with parquet flooring and a stripped and exposed staircase.

Lounge with impressive fireplace, parquet flooring and a large feature window with stained glass window lights and built in window seat.

Separate Dining Room with stripped wooden floors, French doors to the Garden and another lovely fireplace.



Breakfast Kitchen, fitted with an extensive range of wood fronted units and includes a built in stainless steel double oven, hob and dishwasher. Windows and door overlook and give access to the Gardens.

There are useful Cellars which provide not only excellent storage space, but they house the gas central heating boiler and have plumbing for the utilities.

To the first floor are Four good sized Bedrooms.

The fantastic Principal bedroom has stripped wooden floors, a fireplace feature and built in wardrobes.

Modern Bathroom fitted with a white suite and Victorian style chrome fittings with thermostatic shower serves the bedrooms.

Externally the property has off street parking and a Garden frontage.

Lovely enclosed lawned rear garden with large, paved patio area.

A great family home!

