



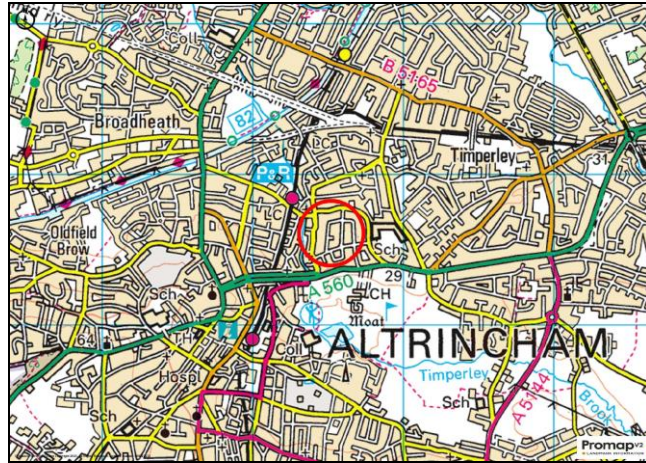
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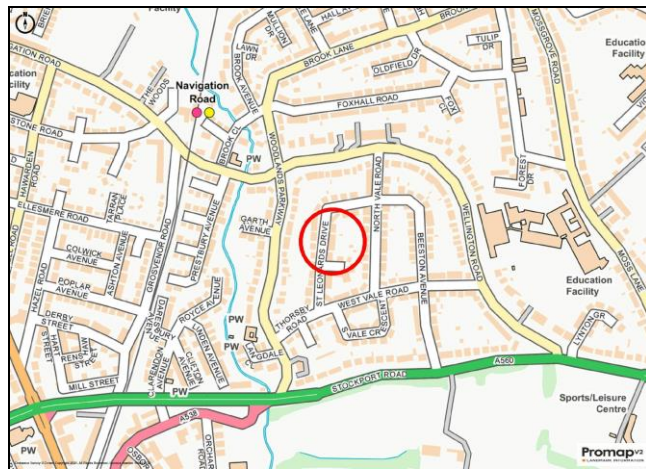


INDEPENDENT ESTATE AGENTS

location

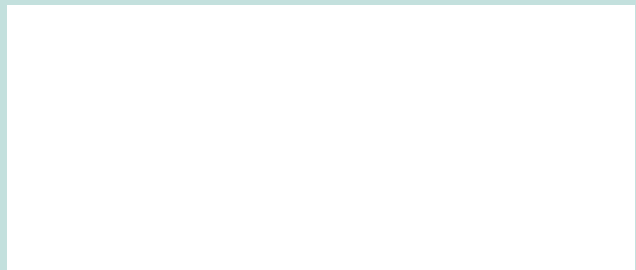


From Watersons Hale Office, proceed along Ashley Road in the direction of the Station, turning right, just before the crossings into Victoria Road. At the end of Victoria Road, turn right onto Hale Road and take the first left turning into Hawthorn Road. At the end turn left onto Stamford Park road. Continue along and at the traffic lights proceed straight over, past Tesco and at the next lights proceed over again into Oakfield Road. Continue along Oakfield Road to the very end and turn right at the traffic lights on to Woodlands Road. Take an immediate left, at the next traffic lights into Woodlands Parkway and take the first right turning into Thorsby road. Take the first left into St Leonards Drive 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

19 St Leonards Drive Timperley, Altrincham, Cheshire, WA15 7RS



AN ATTRACTIVE TRADITIONAL SEMI DETACHED FAMILY HOME IN THIS POPULAR LOCATION CLOSE TO WELLINGTON SCHOOL AND FEATURING A DELIGHTFUL REAR GARDEN. 1203sqft.

Porch. Hall. Lounge. Dining Room. Conservatory. Kitchen. Three good Bedrooms. Bathroom. Driveway. Beautiful Gardens.

“ A lovely family home in a most desirable location ”

£525,000

in detail



An attractive black and white rendered Semi Detached family located on this desirable road located in this enormously popular area, in between Wellington Road and Woodlands Parkway, within a moment's walk of Wellington School and with easy reach of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter, as well as Navigation Road Metrolink.

The superbly presented property is arranged over Two Floors with the accommodation extending to some 1191 square feet providing an Enclosed Porch, Hall, Lounge, Dining Room, Conservatory and Kitchen to the Ground Floor and Three good sized Bedrooms served by a contemporary Bathroom to the First Floor.



Externally, to the front there is a paved Driveway and to the rear a particular feature are the delightful, larger than average, mature landscaped Gardens to the rear.

Comprising:

Enclosed Porch with glazed doors and windows. Tiled floor.

Spacious Entrance Hall with staircase rising to the First Floor. Attractive leaded window to the front elevation. Doors provide access to the Ground Floor Living Accommodation. Picture rail surround.

Dining Room with wide window to the front elevation and to the chimney breast there is an impressive cast iron open fire with tiled hearth. Stripped and stained floorboards. Coved ceiling.

Lounge with wide glazed doors opening on to the Conservatory. To the chimney breast there is an impressive fireplace with tiled hearth. Stripped and stained floorboards. Coved ceiling.

Conservatory of uPVC construction with vaulted ceiling and tiled floor. French doors and windows enjoy delightful views over the mature Gardens to the rear.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is one and a half bowl stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated washing machine. There is ample space for kitchen appliances. Gas central heating boiler housed within the units. Access to useful Pantry.

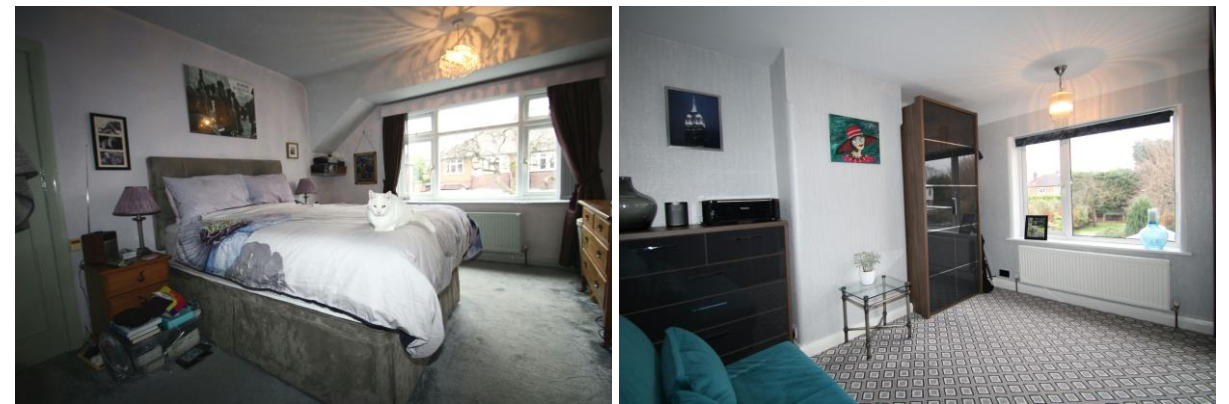
To the First Floor Landing there is access to Three good sized Bedrooms and a spacious Family Bathroom. Opaque window to the side elevation. Loft access point. Picture rail surround.

Bedroom One is a spacious room with window to the front elevation.

Bedroom Two with window to the rear elevation enjoying views over the delightful rear Gardens.

Bedroom Three is a good sized Third Bedroom with windows to the front and side elevations.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a double ended standalone bath with shower attachment over, separate enclosed shower cubicle with electric shower and glazed doors, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Chrome finish halogen lighting. Chrome finish heated towel rail. Opaque windows to the side and rear elevations.



Externally, there is a paved Driveway providing off road Parking for two cars and a well stocked Garden frontage.

To the rear, a particular feature of the property are the delightful, larger than average, mature landscaped Gardens featuring a patio area adjacent to the back of the house, accessed via the Kitchen and Conservatory. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees enjoying a high degree of privacy and enclosed within timber fencing.



Approx Gross Floor Area = 1191 Sq. Feet
= 110.6 Sq. Metres

