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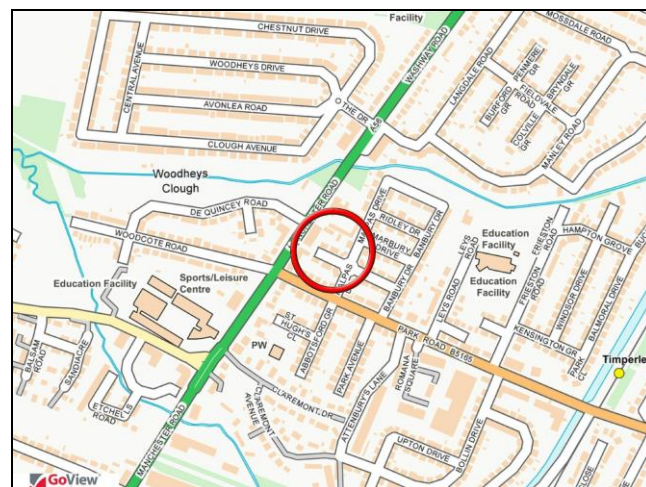


INDEPENDENT ESTATE AGENTS

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, which becomes Stamford New Road. Proceed through the town centre past the Station and through the traffic lights into Barrington Road. 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 right into Park Road. Take the second left turn into Banbury Drive and the first left turn onto Cholmondeley Avenue, where 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).

To Follow

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

5 Cholmondeley Avenue Timperley, Altrincham, Cheshire, WA14 5BA



A LARGER THAN AVERAGE SEMI DETACHED IN NEED OF SOME UPDATING, IN THIS POPULAR NEIGHBOURHOOD, WALKING DISTANCE TO LOCAL SHOPS AND METROLINK. 1200sqft.

Lounge. Dining Room. Conservatory. Breakfast Kitchen. Three Bedrooms. Shower Room. Driveway. Garage. Gardens.

“ A superbly sized home in a popular location ”

£300,000

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A larger than average, traditional bay fronted Semi Detached family home located in this exceptionally popular part of Timperley within walking distance of Timperley Metrolink on Park Road in addition to local convenience shops with easy access to the A56 into Manchester and the motorway networks.



The property is in need of some updating however provides well proportioned rooms comprising of a Hall, Lounge, Dining Room, Conservatory and Breakfast Kitchen to the Ground Floor and Three good Bedrooms to the First Floor served by a Shower Room and Separate WC.

Externally, there is a Driveway providing off road Parking and Gardens to the front and rear in addition to a Detached Garage.

Comprising:

Hall with staircase to the First Floor and doors to the Ground Floor Living Accommodation.

Dining Room with wide bay window to the front elevation. Coved ceiling.

Lounge with doors leading to the Conservatory. To the chimney breast there is a gas living flame coal effect fireplace.

Spacious Conservatory with vaulted ceiling, windows and doors overlook and provide access to the Gardens. Tiled floor with under floor heating.

Breakfast Kitchen with window overlooking the rear Garden and an additional window and door to the side providing access to the same. The Kitchen is fitted with an extensive range of base and eye level units with worktops over, inset into which is a one a half stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a double oven, four ring hob and extractor fan over. There is space and plumbing for additional Kitchen appliances. Deep under stairs storage area with window to the side.

First Floor Landing provides access to Three Bedrooms, Shower Room and Separate WC. UPVC window to the side elevation. Loft access point.

Bedroom One with a window overlooking the rear Garden.

Bedroom Two with a window to the front elevation.

Bedroom Three being a larger than average room with window to the front elevation.

The Bedrooms are served by a Shower Room fitted with white suite and chrome fittings, providing a thermostatic shower with sliding door and wash hand basin. Extensive tiling to the walls. Wall mounted water heater. Opaque uPVC double glazed window to the rear elevation.

Separate WC with white suite. UPVC opaque window to the rear elevation.

Externally, the property is approached via a paved Driveway providing off road Parking and there is a gravelled Garden frontage. The Driveway continues down the down the side of the property and returns in front of the Detached Single Garage with an up and over door.



The Gardens to the rear are laid to lawn with stocked borders and enclosed within hedging. Beyond, there is a paved patio area.



Approx Gross Floor Area = 1140 Sq. Feet
= 105.9 Sq. Metres

