



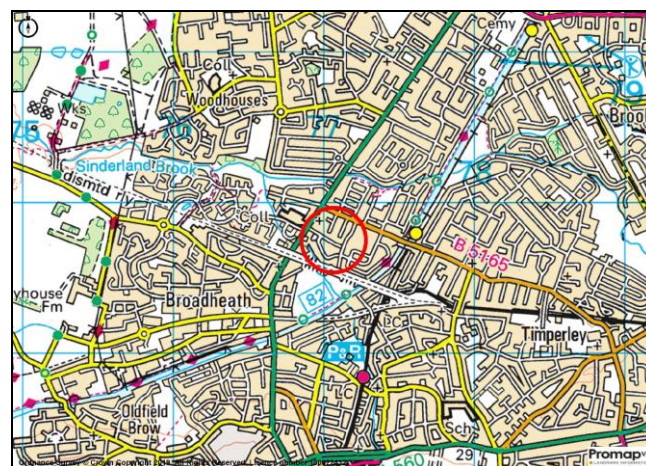
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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

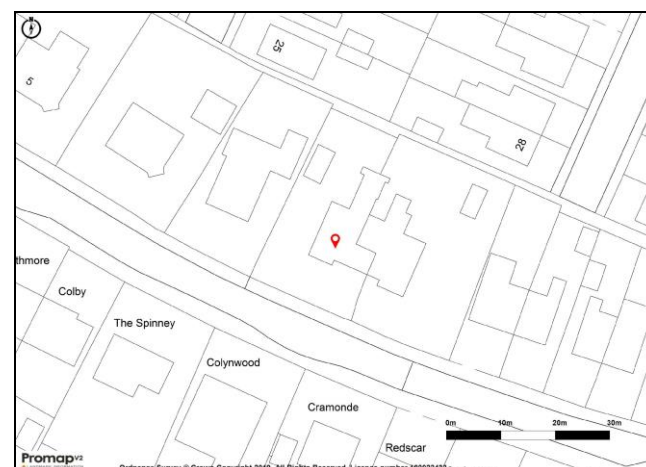
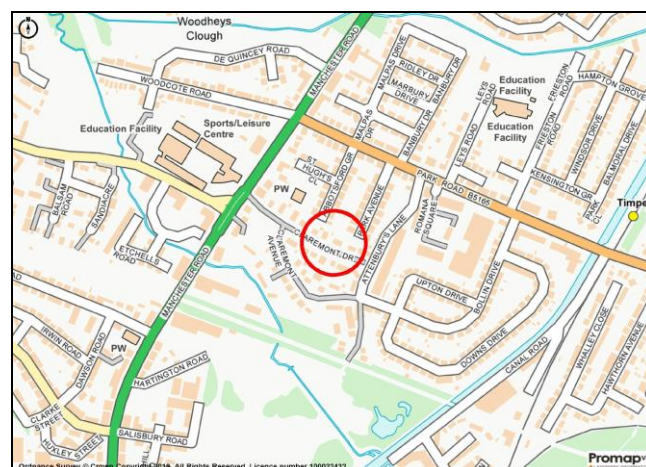


INDEPENDENT ESTATE AGENTS

location

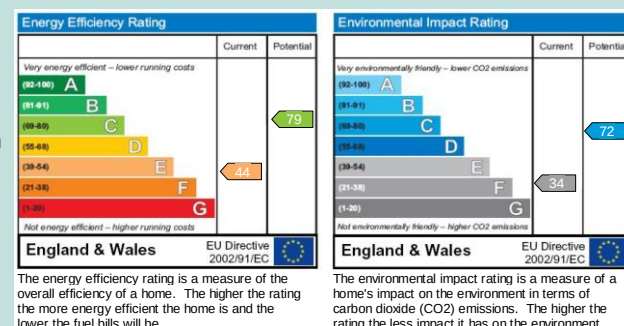


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across into Barrington Road. At the end of Barrington Road turn right at the traffic lights onto Manchester Road. Continue for some distance along Manchester Road passing The Broadheath Retail Park on the left. Shortly afterwards at the traffic lights by South Trafford College, turn right onto Claremont Drive and the property will be found towards the end 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.

www.watersons.net

www.watersons.net



INDEPENDENT ESTATE AGENTS

Aysgarth, 8 Claremont Drive West Timperley, Altrincham, Cheshire, WA14 5ND



**A DELIGHTFUL DOUBLE BAY FRONTED PERIOD SEMI DETACHED FAMILY HOME
SITUATED ON THIS DESIRABLE PRIVATE ROAD. 3391 sqft.**

Porch. Hall. Lounge. Dining Room. Morning Room. Kitchen. Five excellent Bedrooms. Study. Shower Room. Separate WC. Cellars. Driveway. Double Garage. Gardens. No Chain.

“A fabulous family home”

£775,000

in detail



**A rare opportunity to purchase a delightful, Period family home that retains a wealth of original features and is situated on a Private Road, in a quiet backwater.
"A fabulous family home"**

A most attractive black and white rendered, imposing double fronted semi-detached family home dating back to 1897 retaining countless original features. Without doubt, one of the most beautiful and distinctive period properties in Claremont Drive.



Situated in this highly desirable location, positioned on a quiet tree-lined cul-de-sac yet within easy walking distance of excellent Schools, Timperley Metrolink Station, Claremont Tennis Club and close to Timperley Village and Altrincham Town Centre with easy access to Manchester, the Motorway networks and Manchester Airport.

This superbly-proportioned property offers versatile and extensive accommodation arranged over four floors, extending to some 3,400 sqft, with an abundance of period features including elegant high coved ceilings, original stained glass and leaded windows, pitched skirting boards, picture rails and ornate plasterwork detail. It provides a welcoming central Hall, Lounge, Dining Room, Morning Room and Kitchen to the ground floor and five spacious Bedrooms in addition to a Study, Shower Room and separate WC to the two upper floors.

To the lower ground floor are the extensive Cellars comprising three chambers with full head height: two large chambers with windows to the front elevation, and a third providing useful storage. This offers an incoming purchaser the opportunity to convert and provide additional living accommodation, subject to up-to-date building regulations.

Externally, there is a Driveway providing ample parking in front of a large detached Double Garage. There are further outbuildings, an attractive patio area and well-maintained and well-stocked Gardens to the front and rear enjoying a private and mature outlook.

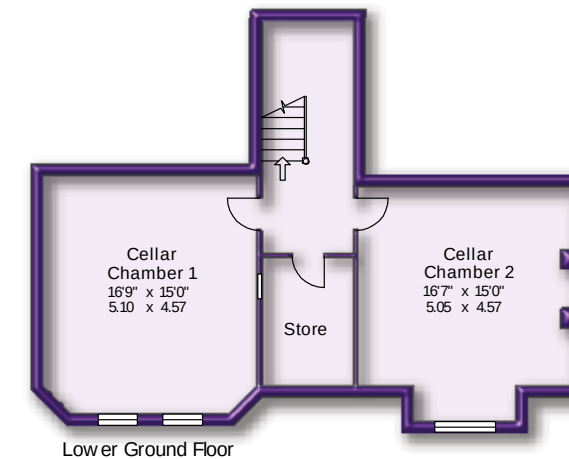
This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

Comprising:
Recessed porch with original Victorian tiled floor. Beautiful original entrance door and surround with attractive leaded and stained glass windows.

An impressive spacious Entrance Hall with lovely spindle balustrade staircase rising to the Upper Floors. Doors provide access to the Ground Floor Living Accommodation. Picture rail surround. Ornate coved ceiling with feature centre light. Pitched skirting boards.

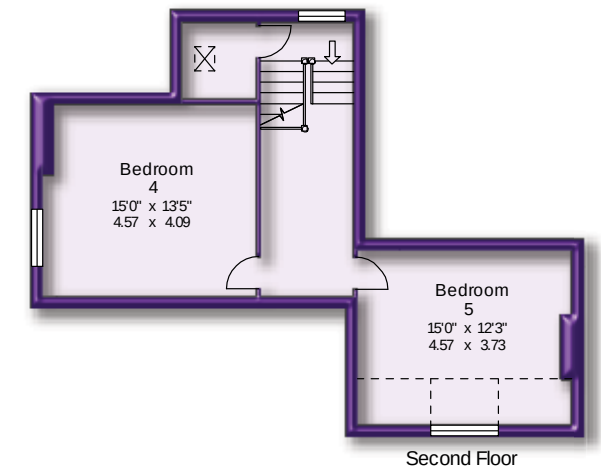
The light-filled Lounge is a superbly-sized room with high ceiling, feature centre light and stunning wide angled, 4 section bay sash windows affording lovely views with a sunny aspect over the garden to the front elevation. Minster fireplace feature. Picture rail surround. Pitched skirting boards. Ornate coved ceiling. Recently decorated and newly-carpeted.

The elegant Dining Room is another well-proportioned room with attractive leaded and stained glass bay windows to the front elevation enjoying views over the front Gardens. To the chimney breast there is a lovely fireplace feature with tiled hearth and marble surround. Picture rail surround. Pitched skirting boards. Ornate coved ceiling. Hand crafted decorative plasterwork wall feature detail.

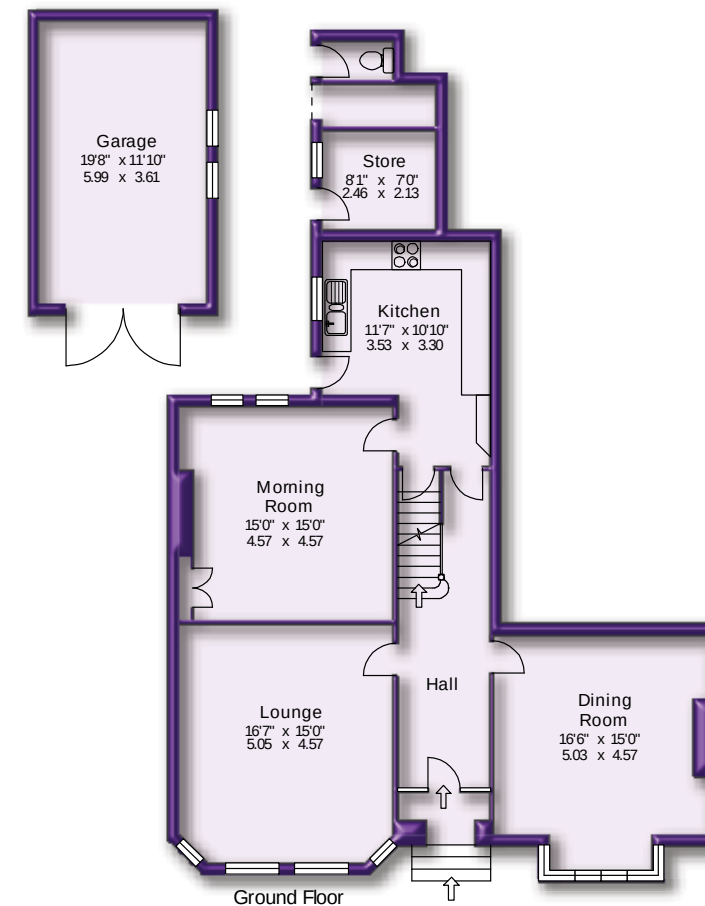


Lower Ground Floor

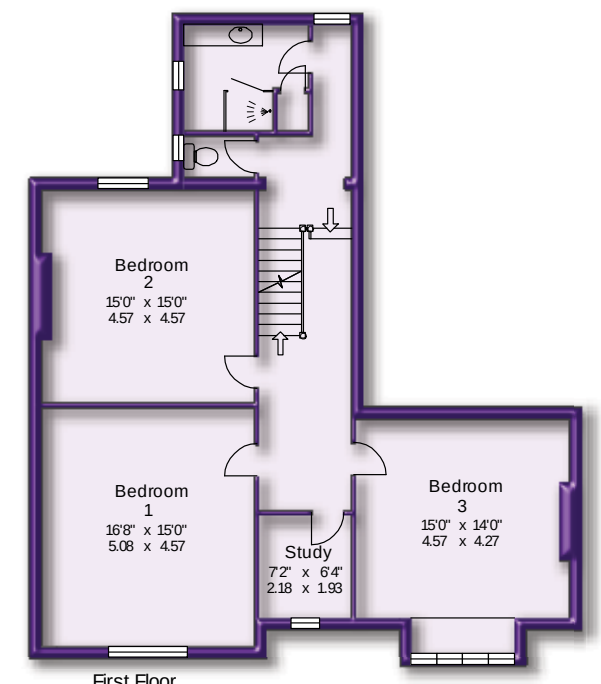
Approx Gross Floor Area = 3391 Sq. Feet
(exc. Garage) = 315.0 Sq. Metres



Second Floor



Ground Floor



First Floor

in detail

To the rear, there is a pleasant paved patio area adjacent to the back of the house, accessed via the Kitchen. The patio also provides access to the useful attached outbuildings comprising potting shed with light and electric double socket; store with outside tap and separate WC. Beyond, the private Garden is not overlooked, accommodates a Greenhouse and is otherwise laid to lawn with well-stocked borders filled with a variety of plants, shrubs and trees and enclosed within hedging.

The property enjoys a South facing and sunny aspect. It is warmed by Gas Fired Central Heating throughout.

The property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

This charming, expansive property is full of character, and would make a fantastic family home.



Morning Room is recently decorated with large sash window to the rear elevation enjoying views over the rear Gardens. To the chimney breast there is a tall fireplace feature with tiled hearth and cast iron surround. To one side of the chimney breast recess there are built in floor to ceiling pantry cupboards providing excellent storage. Picture rail surround. Coved ceiling. Pitched skirting boards. Superb original quarry tile floor. Victorian bell box feature.

The Kitchen is recently decorated and fitted with an extensive range of eye level and base units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a stainless steel double oven, four ring ceramic hob with light and extractor fan over and fridge. Spotlights above with dimmer. Concealed lighting underneath the eye level units. Double glazed uPVC window to the side elevation with lovely view to the Gardens and a door providing access to the same.



To the Lower Ground Floor are the extensive Cellars as described earlier.

To the first floor Landing there is access to three spacious Double Bedrooms, Study, Shower Room and WC. Sash window to the rear elevation enjoying views over the rear Gardens. Ornate coved ceiling. Loft access hatch. A spindle balustrade staircase continues to the second floor.

Bedroom One is a delightful large double bedroom with an attractive sunny aspect and view. Attractive original leaded and stained glass windows to the front elevation. Fireplace feature. Picture rail surround. Ornate coved ceiling and pitched skirting boards.



in detail

Bedroom Two is an excellent-sized double bedroom with sash window to the rear elevation enjoying views over the rear Gardens. To the chimney breast there is a fireplace feature with tiled hearth and surround. Picture rail surround, new carpet and pitched skirting boards.



Bedroom Three another light and airy double bedroom with attractive original leaded and stained glass window with a deep sill to the front elevation. To the chimney breast there is a fireplace feature with tiled hearth and surround. Picture rail surround. Ornate coved ceiling and pitched skirting boards.



Study/Nursery with original leaded and stained glass window to the front elevation.



Shower Room fitted with a modern white suite and chrome fittings, comprising an enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin with built-in storage below. Built-in airing cupboard. Sash window to the side elevation with view of the garden.

Separate WC fitted with a white suite and chrome fittings. Sash window to the side elevation. Dado rail surround.

Spacious second floor landing which could be used as another study area, providing access to two further large Double Bedrooms. Window to the rear elevation. Access to useful roof void storage.



Bedroom Four is a freshly decorated, newly-carpeted large double bedroom with a uPVC double-glazed window to the side elevation with attractive rooftop views. Coved ceiling.

Bedroom Five, is freshly decorated and another large double bedroom with sloping but not restricted ceilings. Window to the front elevation offering attractive rooftop views over to Bowdon Parish Church in the distance. To the chimney breast there is an original cast iron fireplace feature. Built-in shelving to one side of the chimney breast recess.



Externally, there is a Driveway providing Parking which continues down the side of the property to a large Detached Double Garage.

To the front, there is a well-maintained lawned Garden frontage with an attractive curving path providing a pleasing approach to the imposing original front Entrance. There are well-stocked borders with a variety of well-established and mature plants, shrubs and trees providing excellent screening.

