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INDEPENDENT ESTATE AGENTS

location

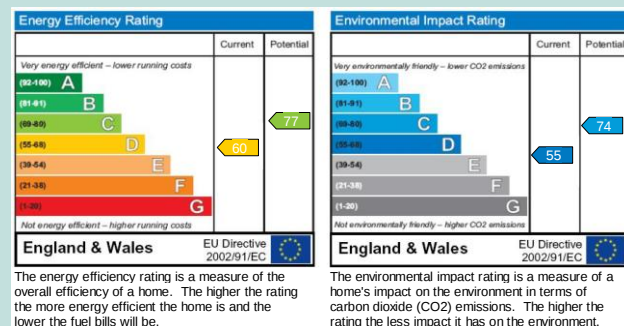


From Watersons Hale office proceed along Ashley Road in the direction of St Peters Church, turning left at the church onto Harrop Road which becomes Planetree Road. at the end of Planetree Road turn left onto Park Road and at the traffic lights proceed straight over crossing to Delahays Road, and over the next set of traffic lights to the continuation of Delahays Road. Proceed over the mini roundabout where the road becomes Thorley Lane and continue over the traffic lights onto the continuation of Thorley Lane towards Timperley Village. At the next set of traffic lights in Timperley Village proceed straight across into Park Road, continuing over the bridge and for almost the full length of Park Road. Take the first right turn after Timperley Metrolink station into Frieston Road, the property will be found on the right hand side, 50 yards beyond the entrance to Park Road Academy School.



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.

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INDEPENDENT ESTATE AGENTS

32 Frieston Road Timperley, Altrincham, Cheshire, WA14 5AP



A WELL PRESENTED, EXTENDED AND REMODELLED BAY FRONTED SEMI DETACHED WITH PARK ROAD SCHOOL ON ITS DOORSTEP. 1426sqft.

Hall. GFWC. Living/Dining Room. Study. Live In Dining Kitchen. Utility. Three Double Bedrooms. Two Bath/Showers. Driveway. Gardens.

“A beautifully presented home in a popular location”

£425,000



A well presented, extended and remodelled traditional Semi Detached family home situated in this popular area within walking distance of Timperley Metrolink at Park Road and with Park Road Academy Primary School literally on its doorstep.



The property offers well balanced family accommodation arranged over two floors extending to some 1426 sq ft providing an Open Plan Living and Dining Room, Study and Live In Dining Kitchen with bi-fold doors onto the garden and Three Double Bedrooms to the first floor served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally there is a paved driveway providing ample off road parking and to the rear there is a good sized south east facing garden.

Comprising:

uPVC door leading to an Entrance Hall, with spindle balustrade staircase rising to the first floor. Doors lead to the ground floor living accommodation. Wood flooring. Built in meter cupboards.

Ground Floor WC fitted with a modern white suite with chrome fittings, comprising of a wash hand basin and WC. uPVC window to the side elevation. Tiled walls and wood flooring.

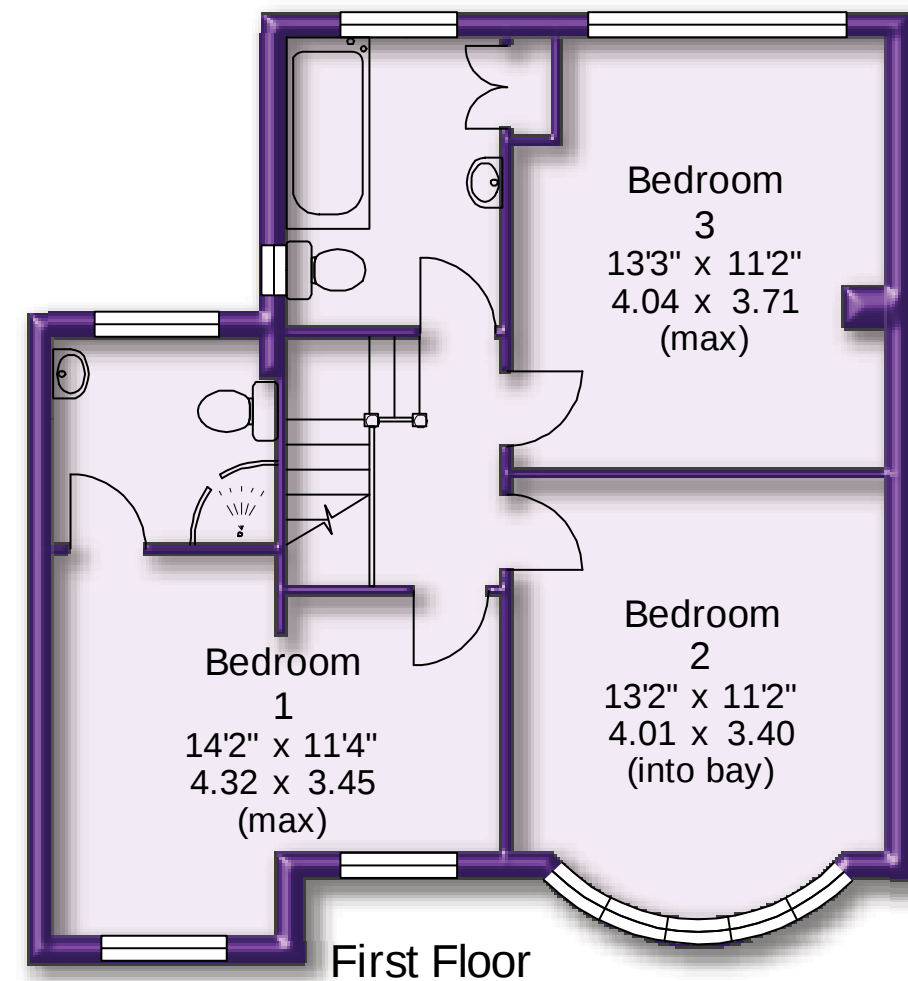
11'8" x 6'9" Study with a bay window to the front elevation. A door provides access to a Utility Room with Belfast sink and space and plumbing for a washing machine and dryer. A further door provides access to the side of the property.

27' x 11'5" Living and Dining Room, a double reception room. To the Dining Area there is a uPVC bay window enjoying views over the front elevation. To the Living Area there is a cast iron log burner stove and uPVC sliding doors open up to the Live In Dining Kitchen.

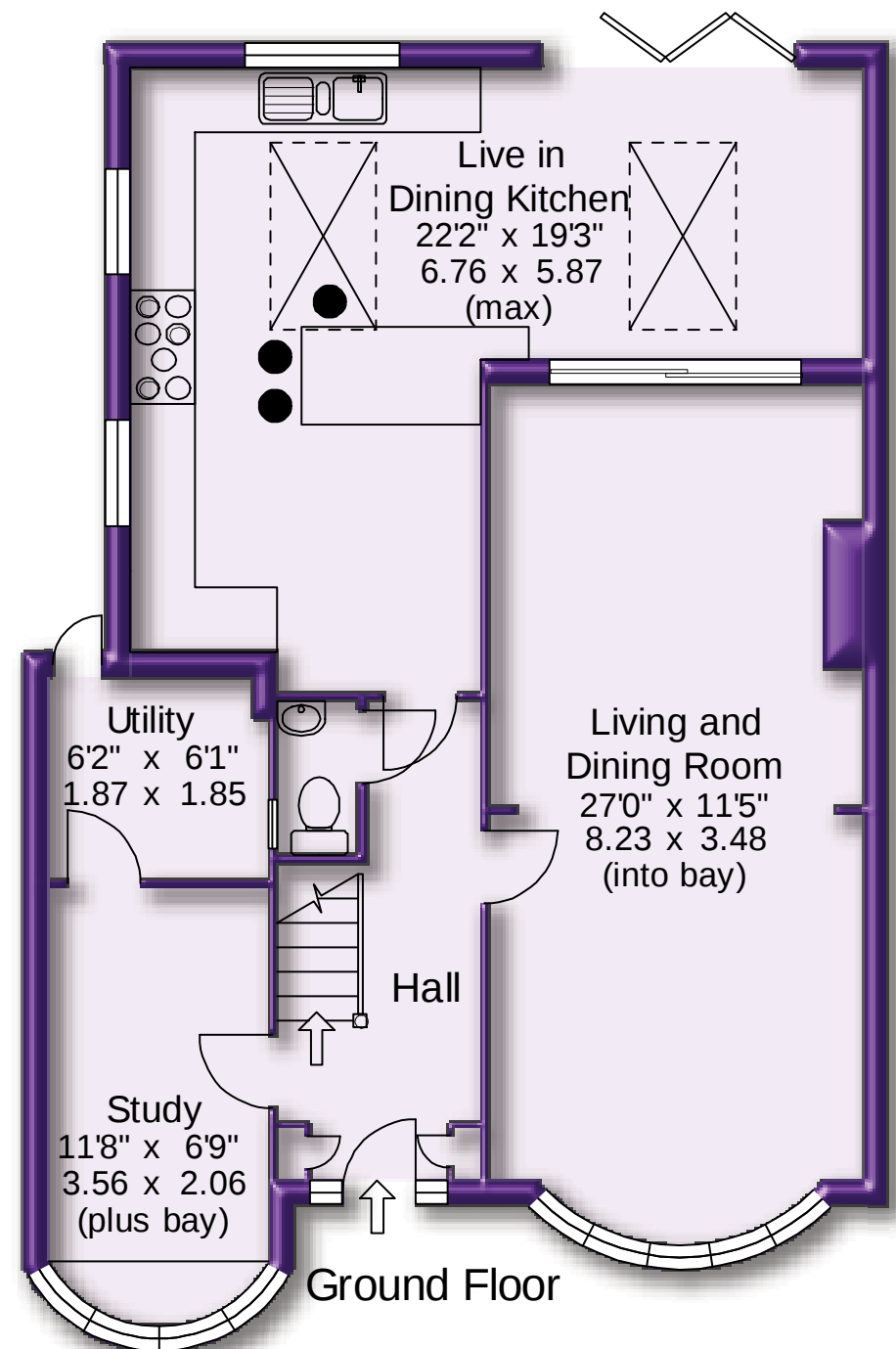
22'2" x 19'3" (max) L-shaped Live In Dining Kitchen with windows to the side and rear elevations. There are two inset Velux skylight windows making this a light and bright space and uPVC bi-fold doors overlook and provide access to the rear gardens.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over and tiled splash back. The worktops incorporate a breakfast bar area. Integrated dishwasher and cooker. Tiled floor throughout.

To the first floor landing there is access to Three Double Bedrooms and Two Bath/Shower Rooms.



Approx Gross Floor Area = 1426 Sq. Feet
= 132.19 Sq. Metres



14'2 x 11'4 Bedroom One is a double room with windows to the front elevation and views over Newton Park. This room enjoys an En Suite Shower Room fitted with a modern white suite with chrome fittings, comprising of an enclosed corner shower cubicle, wash hand basin and WC.



in detail



13'2" x 11'2" Bedroom Two is another good sized double room with bay window to the front elevation.

Bedroom Three measures 13'3" x 11'2" (max) with a window enjoying views over the rear gardens. Loft access point.



The Bedrooms are served by a Family Bathroom fitted with a modern white suite with chrome fittings, comprising of a bath with shower attachment over, wash hand basin and WC. Built in storage cupboard. Windows to the side and rear elevations. Tiled walls.



Externally the property is approached via a paved driveway providing ample off road parking. There is a stocked border with a variety of shrubs and trees and is enclosed within hedging and timber fencing.

To the rear there is a patio area comprising wooden decking, adjacent to the back of the property accessed via the doors from the Live In Dining Kitchen. Beyond this, the garden is mainly laid to lawn with stocked borders. There is a further cobbled patio area and the garden is enclosed within timber fencing, enjoying a south-east facing aspect.

