



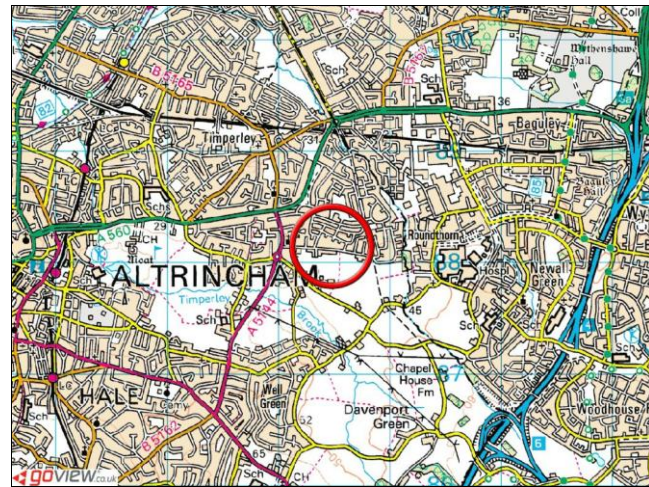
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INDEPENDENT ESTATE AGENTS

location

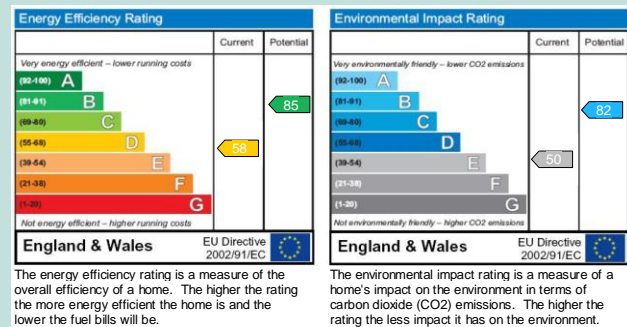


From Watersons Hale Office proceed along Ashley Road in the direction of St Peters Church and turn left at the Church in to Harrop Road, which becomes Planetree Road. At the end of Planetree Road turn left on to Park Road and proceed over the traffic lights in to Delahays Road. Continue over the next set of traffic lights in to the continuation of Delahays Road. At the mini roundabout proceed straight across into Thorley Lane. Take the next right turning before the Church onto Ridgeway Road, continue along the road and the property will be found 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.



INDEPENDENT ESTATE AGENTS

65 Ridgeway Road Timperley, Altrincham, Cheshire, WA15 7HL



A WELL PRESENTED AND EXTENDED BAY FRONTED SEMI DETACHED FAMILY HOME WITH A DELIGHTFUL, GOOD SIZED, PRIVATE REAR GARDEN. 1274sqft.

Porch. Hall. Lounge. Dining Room. Kitchen. Study. Utility. Three Bedrooms. Two Bath/Showers. No Chain.

“ This property is offered for sale with no chain ”

Offers Over: £370,000

in detail



A particularly appealing double height, bay fronted traditional Semi Detached family home located in a popular part of Timperley, within easy reach of Timperley Village, Altrincham Town Centre and Hale Village.

The property is tastefully presented and improved throughout and extends to some 1274 sq ft comprising of a Lounge, Dining Room, Study, Kitchen, Utility and Shower Room to the Ground Floor and Three Bedrooms served by a Family Bathroom to the First Floor.



Externally, there is a Driveway providing off road parking and to the rear a delightful, private good sized Garden to the rear, perfect for the growing family.

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

Comprising:

Enclosed Porch with windows to the front and side elevations. Tiled floor. Panelled and glazed door leading to a spacious Entrance Hall with a staircase rising to the first floor. Doors lead to the ground floor living accommodation. Built in meter cupboard. Access to useful under stairs storage.

14'4" x 12'9" Lounge with bay window to the front elevation, to the chimney breast there is a fireplace feature and built in shelving to one side of the recess. Coved ceiling.

17'6" x 11'6" (max) Dining Room with windows and door overlooking and providing access to the delightful gardens. Fireplace feature. Coved ceiling.

9'7" x 7'4" Kitchen with a range of units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. There is an integrated oven, microwave oven, four ring hob and a fridge. Double glazed window to the rear elevation.

7'10" x 8'3" Utility with double glazed window and door overlooking and providing access to the gardens. There is a range of base and eye level units with worktop over with integrated freezer, space for a washing machine and dryer. Floor mounted gas central heating boiler housed within the units. Built in shelving.

7'8" x 6'7" Study with double glazed window to the front elevation. Chrome finish halogen lighting.

Ground floor Shower Room fitted with a modern white suite with chrome fittings, comprising of a walk in shower with electric shower and glazed sliding doors, wash hand basin and WC. Tiling to the walls. Chrome finish halogen lighting. Extractor fan. Chrome finish heated towel rail.

To the first floor landing there is access to Three Bedrooms and a Family Bathroom. Window to the side elevation. Loft access point.

Bedroom One extends to some 15' x 12'3" and is a well proportioned room with double glazed bay window to the front elevation. Built in cupboards to either side of the chimney breast recess. Picture rail surround.

12'11" x 12'3" Bedroom Two is another good sized room with double glazed window enjoying views over the gardens. Built in wardrobes, cupboards and storage along one wall providing ample hanging and storage space.



Bedroom Three measures 7'8" x 7' with double glazed window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite with chrome fittings, comprising of a bath, separate enclosed shower cubicle with electric shower and glazed sliding doors, wash hand basin and WC. Tiling to the bath, shower and sink areas. Tiled floor. Chrome finish halogen lighting. Extractor fan.

Externally to the front there is a paved driveway providing off road parking and there is a good sized garden frontage with well stocked borders of a variety of plants, shrubs and trees.

To the rear the gardens are a delightful feature, with a patio area adjacent to the back of the house. The garden beyond is mainly laid to lawn with stocked borders with a variety of shrubs and trees. There is a second area of lawn, again with well stocked borders of plants, shrubs and trees. The garden is enclosed within timber fencing.



Approx Gross Floor Area = 1274 Sq. Feet
= 118.09 Sq. Metres

