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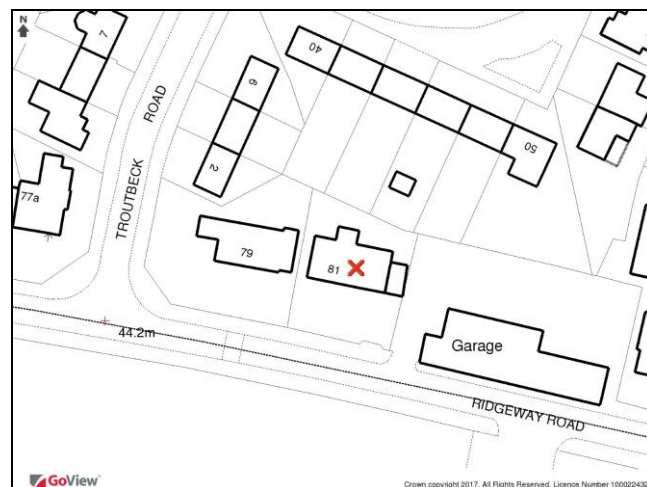


INDEPENDENT ESTATE AGENTS

# 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).

To Follow



**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

# 81 Ridgeway Road Timperley, Altrincham, Cheshire, WA15 7HJ



**A UNIQUE AND SUPERB DETACHED BUNGALOW WITH SECURE GATES AND STUNNING VIEWS IN A POPULAR LOCATION. 1500 sq ft.**

Hall. 23' Living/Dining Room. 13' Breakfast Kitchen. Conservatory. Three Bedrooms. Two Bath/Showers. Garage. Driveway. Gardens. No Chain.

“ A fantastic, unique home in this ever popular location ”

**£595,000**

# in detail



A unique and superbly sized, updated and improved Detached Bungalow, located within a popular residential area within easy reach of Timperley Village, Hale Village and Hale Barns Village.

## Local amenities and services:



Altrincham Sports Centre (2 m), Post Office and medical facilities (0.5 m), bus stop (0.3 m), Metrolink Station (2 m) in addition to a wide range of local Schools.

The property provides perfectly balanced accommodation with high quality fixtures and fittings comprising of Two spacious Reception Rooms and a Breakfast Kitchen plus Three Double Bedrooms served by Two Bath/Shower Room facilities, one being En Suite to the Principal Bedroom.

Externally the property has wrought iron railings around the perimeter. Access is via secure electric gates leading to an architect designed concrete driveway offering parking for at least three cars. There is also an integrated Garage.

This property is Offered For Sale with No Chain and could be moved into quickly.

## Comprising:

Entrance Porch with uPVC door and windows flanking. Full tiling over solid concrete floor.

A double glazed panelled door opens onto the Entrance Hall, fully tiled throughout over solid concrete floor leading to the main Living, Bedroom and Bathroom accommodation.

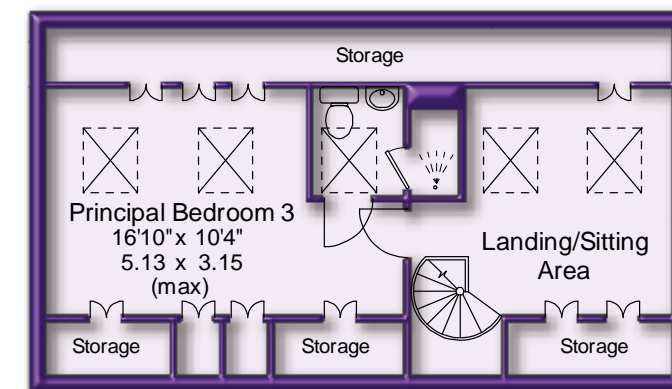
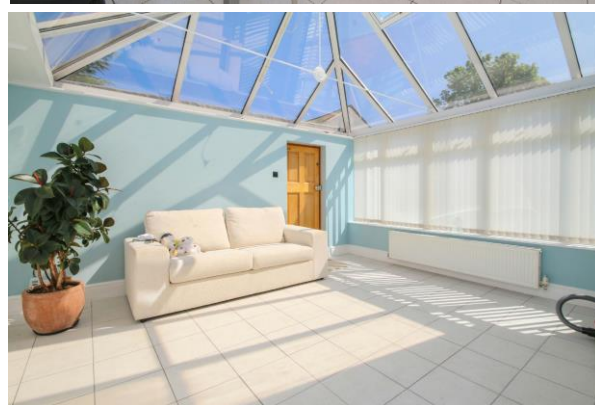
23' x 12' Open Plan Living and Dining Room is a superb size Double Reception with a uPVC bay window in the Living Area affording delightful views over playing fields. There is a living flame coal effect gas fire set into an attractive custom-made Persian marble fireplace. Fully tiled throughout over solid concrete floor.

A custom-made wrought iron spiral staircase with Brazilian mahogany risers leads to the First Floor.

There is a home cinema with state of the art sound system and convenient wall socket input built into the wall delivers sound and video from your mobile phone to the system.

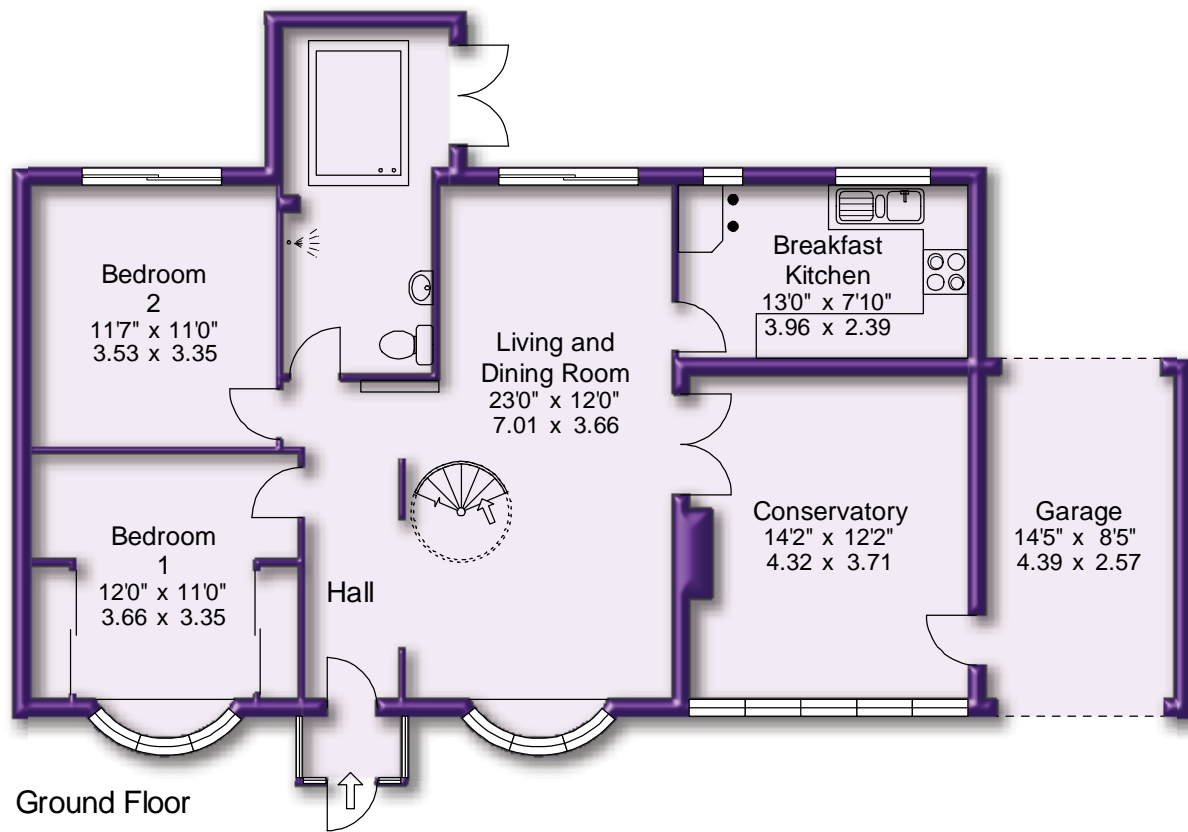
To the Dining Area there is a high security uPVC sliding patio door to the rear elevation providing access to the rear Gardens. Attractive soft lighting throughout with touch and remote control LED dimmers.

14'2" x 12'2" Conservatory is another excellent size Reception Room with vaulted uPVC ceiling and uPVC windows to the front elevation providing delightful open views over fields. Fully tiled throughout over solid concrete floor.



First Floor

Approx Gross Floor Area = 1516 Sq. Feet  
(Excluding Eaves) = 140.53 Sq. Metres



A fire-resisting solid wood door leads to the 16' x 9' Integral Garage with electric remote controlled door to the front and a similar manual door to the rear.

13' x 8' Breakfast Kitchen fitted with an extensive range of white high gloss base and eye level units, brushed steel handles and complete with integrated space-saving carousel, wine rack and accessories. The double bowl scratch proof stainless steel sink has a mixer tap with retractable shower head and comes with a block wood chopping board and other useful accessories including a built-in Chelsea Tweeny heavy-duty food waste disposal.

High-end NEFF stainless steel self-cleaning integrated oven, NEFF extractor fan with glass hood, and four ring high efficiency ceramic halogen hob, integrated built-in dishwasher and washing machine. The worktop incorporates a breakfast bar area and there are two high security uPVC opening windows to the rear elevation with views over the rear Gardens. Low voltage brushed steel spotlights with touch dimmer.

12' x 11' Bedroom One with parquet flooring and uPVC bay window to the front elevation with fabulous views over the Gardens and playing fields beyond. There are built in wardrobes and cupboards providing ample hanging and storage space. Low voltage adjustable brushed steel spotlights with touch dimmer. Solid block wood Parquet flooring.



11'7" x 11' Bedroom Two is another good Double Bedroom with glazed sliding doors to the rear elevation. Low voltage adjustable brushed steel spotlights with touch dimmer. Solid block wood Parquet flooring. The Gym equipment has been removed.

# in detail

8'4" x 15'5" Family Bathroom has a large Wet Room with a Mira thermostatic pulse shower and a specially designed 6' 6" x 4' 6" deep sunken whirlpool hot spa / bath with 2 slides, 8 jets, a retracting shower and controls for built-in lighting. A unique floating Porcelanosa basin completes the luxurious Bathroom. Double doors open out to the outside to enjoy the spa in fresh air, with the screened rear garden providing complete privacy.



10'9" x 10'4" Bedroom Three Suite on the First Floor is accessed by the spiral staircase. The Living Area has sloping but not restricted ceilings with two inset Velux windows. This is a versatile space with extensive storage.

16'10" x 10'4" Principal Bedroom Three has its own solid door and two Velux windows and sloping but not restricted ceilings. There is extensive built in storage with drawers, doors, and sliding compartments.

The En Suite Shower Room is fully tanked and fitted with a white suite and chrome fittings, comprising of a double width shower tray and custom-made toughened glass safety doors with heavy duty electric shower, wash hand basin, WC, and separate retractable mixer bidet / hand shower rose. Tiling to the full height of the walls. Wall and vanity lighting. Fitted custom mirrors and a Velux window.

Agents Note: The very high quality furniture will be included at no cost if required.



Externally the lawned Garden frontage has well stocked borders with a variety of attractive plants, shrubs and mature trees. There are delightful views over the fields beyond. A wrought iron gate leads to the rear garden which can also be accessed from the Garage. Designed to resemble wooden decking, the rear area is concrete which is attractive but without the inherent maintenance issues of wood. The Garage floor has the same design.

The patio area is also accessed via the double glazed sliding doors from the Living and Dining Room, Bedroom Two and Bathroom. There are borders with a variety of plants, shrubs and trees.

The 9' wide Attached Garage at the front is connected by a fire-resisting solid wood door to the custom-built Everest conservatory.

