



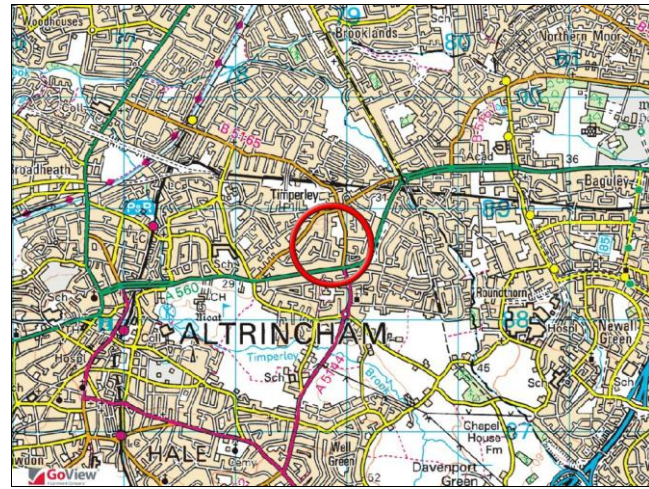
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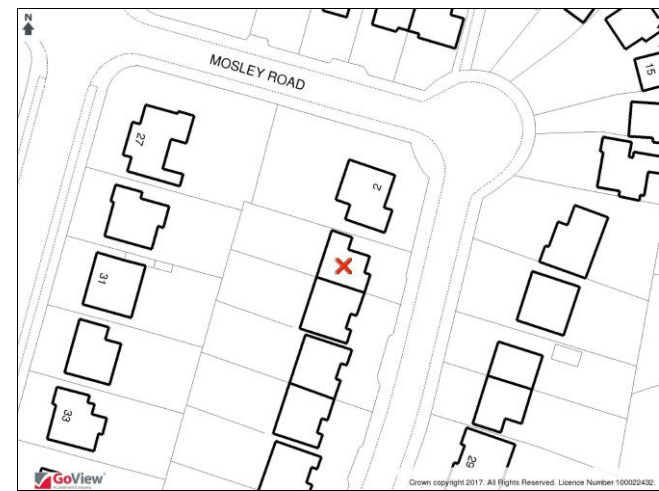
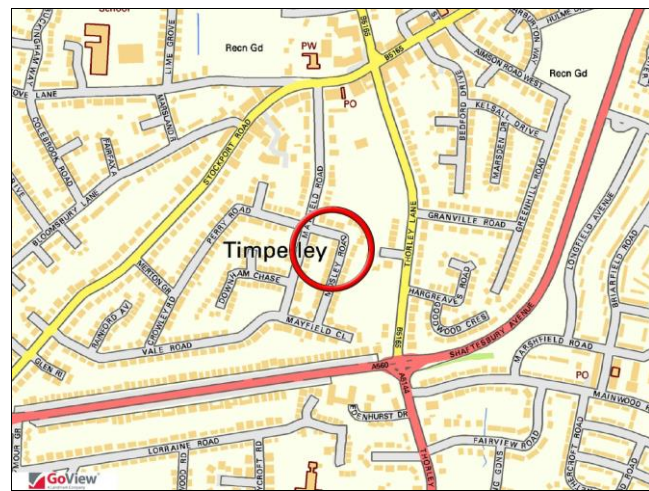


INDEPENDENT ESTATE AGENTS

location



From Watersons HALE Office proceed along Ashley Road in the direction of St Peters Church, turning left at the church into Harrop Road. Harrop Road becomes Planetree Road and at the end of Planetree Road, turn left onto Park Road. Proceed straight across the traffic lights into Delahays Road. Proceed over the traffic lights into the continuation of Delahays Road which becomes Thorley Lane, continue over the mini roundabout and towards the traffic lights, proceed straight over Shaftesbury Avenue into the continuation of Thorley Lane leading directly into Timperley Village. Turn left into Stockport Road, proceed through the village and take the first left turning into Mayfield Road. Proceed along and take the first left turning into Mosley Road, where the property will be found on the right hand side



INDEPENDENT ESTATE AGENTS

4 Mosley Road Timperley, Altrincham, Cheshire, WA15 7TF



A STUNNING EXTENDED THREE STOREY SEMI DETACHED IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE VILLAGE. Porch. Hall. Lounge. Amazing 400sqft

Family Room and Dining Kitchen. Utility. WC. Four Bedrooms. Two Baths/Showers. West facing Gardens

energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

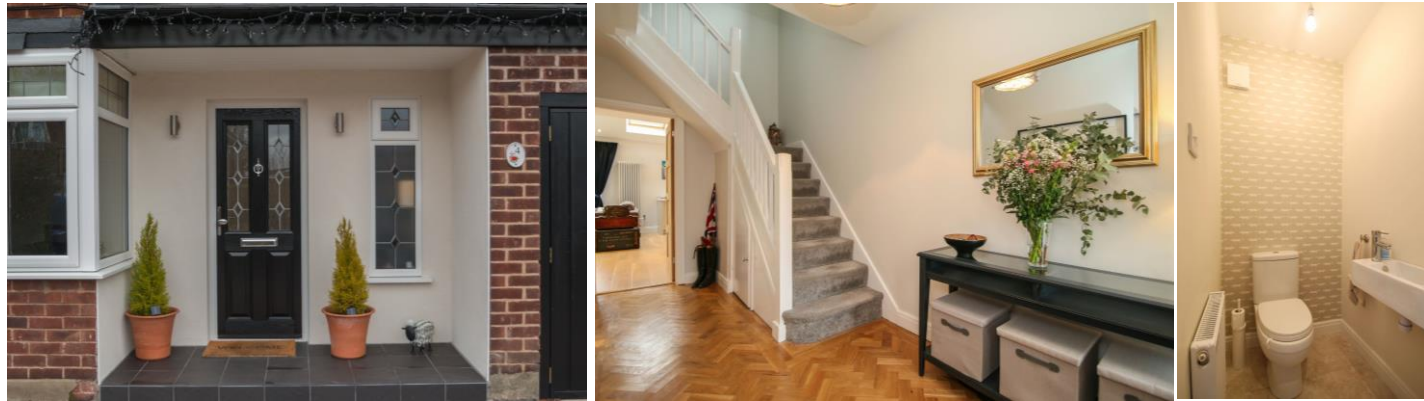
Energy Efficiency Rating		Current	Potential	Environmental Impact Rating	
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO2 emissions	A
	B				B
	C				C
	D				D
	E				E
	F				F
Not energy efficient - higher running costs	G			Not environmentally friendly - higher CO2 emissions	G
		65	82		78
England & Wales		EU Directive 2002/91/EC		England & Wales	
		The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			
		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.			

“ A first class family home in a popular location ”

£525,000

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.

in detail



A beautifully appointed, substantially extended, updated and improved traditional double height Semi Detached family home, located on this most desirable road in Timperley literally within a few minutes walk of Timperley Village with its range of convenient shops, Sainsbury's Local and Costa Coffee.



The property provides fabulous family living space arranged over Three Floors including a substantial Loft Conversion, extending to approximately 1900 sq ft and has been stylishly appointed with reclaimed parquet flooring to part of the Ground Floor, natural wood finish panelled internal doors, stainless steel finish electrical fittings, marble tiling and underfloor heating within the Bathrooms and UPVC double glazing.

The Ground Floor accommodation is arranged off the Hall with the Lounge featuring a corner bay window to the front and an impressive marble fireplace surround with inset living flame fire.

A focal point of the property is the magnificent 400 sq ft Family Room and Dining Kitchen, created via a substantial extension with natural wood flooring throughout. Windows and French doors give access to and enjoy an aspect of the Gardens, and three Velux double glazed skylight windows inset into the part vaulted ceiling provide additional natural light.



The Kitchen is fitted with an extensive range of traditional style Farrow and Ball hand painted, wood finish units with marble worktops over arranged around a central marble top island unit incorporating a breakfast bar. Stainless steel one and a half bowl Franke sink unit with Quooker boiling water outlet. Freestanding appliances, which may available to the incoming purchaser subject to negotiation, include a Range Master Range cooker with double ovens, five gas burners and hot plate, and a stainless steel Kitchenaid American style fridge freezer. Integrated Neff dishwasher. Extensive LED lighting.

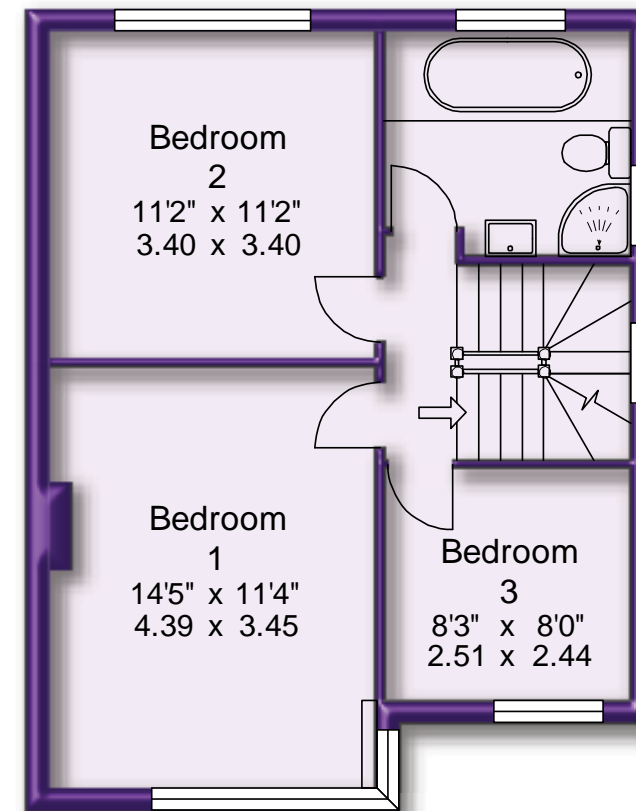
Off the Kitchen is a useful Utility Room with space for a washing machine and dryer, base and sink unit. Skylight window. Access to the well appointed Ground Floor WC with a contemporary suite in white with chrome fittings and with a further door from the Utility to a useful storage space.



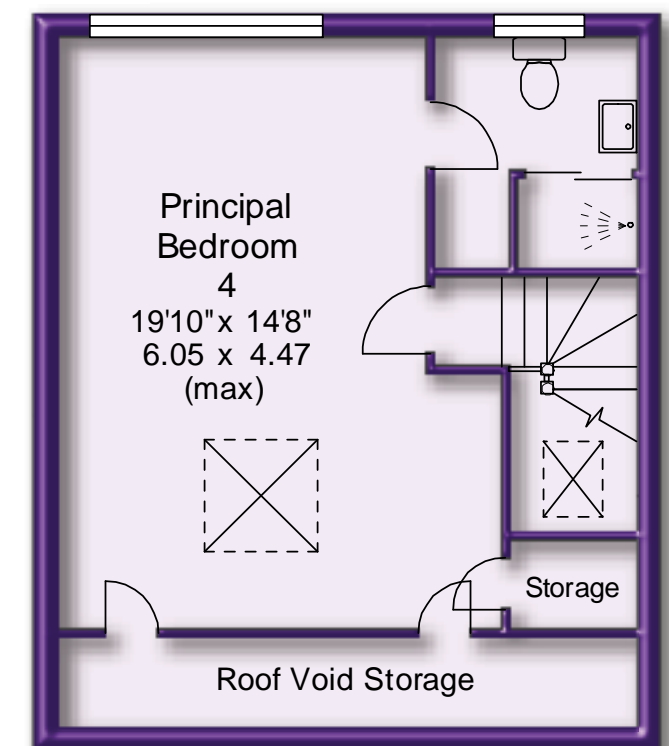
Over the Two Upper Floors are Four excellent Bedrooms. The Bedrooms to the First Floor being served by a beautifully appointed Family Bathroom featuring a Slipper bath with Pillar tap, separate shower cubicle, vanity unit wash hand basin, marble tiling, underfloor heating and LED lighting.

The whole of the Second Floor is dedicated to the 300 sq ft Principal Bedroom and En Suite, created via a Loft Conversion with full height via a dormer window to the rear and with a further skylight window to the front. Extensive under eaves storage space.

The Bedroom is served by the stylish appointed En Suite Shower Room with double width shower, drench shower head, vanity unit wash hand basin, marble tiling, underfloor heating and LED lighting.

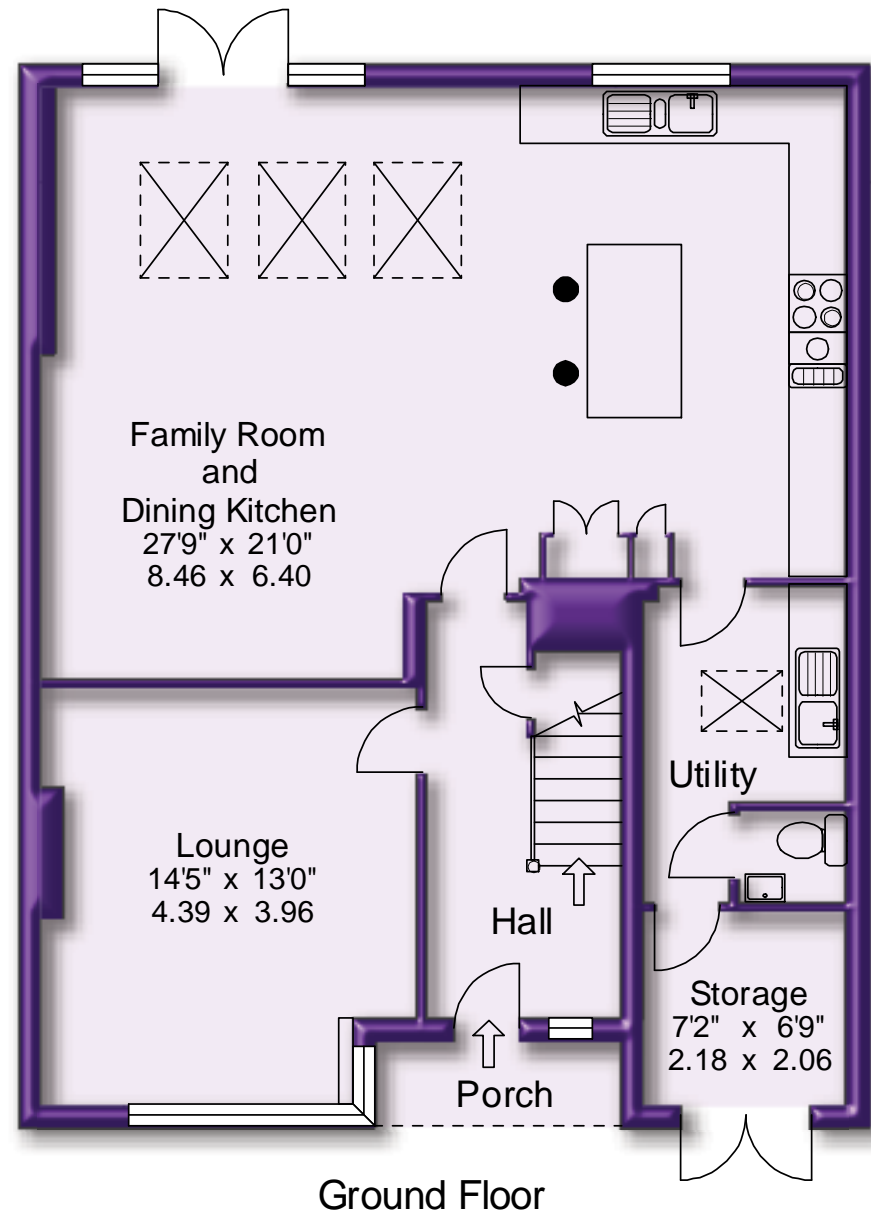


First Floor



Second Floor

Approx Gross Floor Area = 1916 Sq. Feet
 = 177.9 Sq. Metres



in detail



Externally the front of the property has been entirely block paved for ease of maintenance providing good off street Parking.

The Garden to the rear is of excellent size, laid principally to lawn with stocked borders and enclosed within timber fencing enjoying a directly West facing aspect, therefore enjoying the afternoon and early evening sun.

A stunning, beautifully proportioned home.

