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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 turn left into Wood Lane, then take the second right into Green Lane North, where 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).

| Energy Efficiency Rating | | Current | Potential |
|---|------------|---------|-----------|
| Very energy efficient - lower running costs | A (92-100) | | |
| B (81-91) | | | |
| C (69-80) | | | |
| D (55-68) | | | |
| E (39-54) | | | |
| F (21-38) | | | |
| Not energy efficient - higher running costs | G (1-20) | | |
| | | 51 | 81 |

| Environmental Impact Rating | | Current | Potential |
|---|------------|---------|-----------|
| Very environmentally friendly - lower CO2 emissions | A (92-100) | | |
| B (81-91) | | | |
| C (69-80) | | | |
| D (55-68) | | | |
| E (39-54) | | | |
| F (21-38) | | | |
| Not environmentally friendly - higher CO2 emissions | G (1-20) | | |
| | | 47 | 79 |

England & Wales EU Directive 2002/91/EC

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.

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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

17 Green Lane North Timperley, Altrincham, Cheshire, WA15 7NQ



A SUPERBLY APPPOINTED TWO BEDROOM SEMI DETACHED HOUSE IN POPULAR LOCATION WITH LOCAL SHOPS AND CLOVERLEA SCHOOL ON ITS DOORSTEP. 1301sqft.

Porch. Hall. Living/Dining Room. Breakfast Kitchen. Study. Two Bedrooms. Two Bathrooms. Driveway. Garage. Gardens.

“ A lovely home in a popular location ”

£320,000

in detail



A superbly appointed Two Bedroom Semi Detached House in a popular location with local shops and schools on the doorstep and the centres of Altrincham, Hale and Timperley close by. Beautifully presented internally with high specification Kitchen and Bathroom fittings.

The property was originally built as a Bungalow but has been remodelled on a two storey house to create a Living/Dining Room, Kitchen, Study and Bathroom to the ground floor and Two Bedrooms and an En Suite Shower Room to the first floor.



Externally, the property also enjoys a driveway and Garage providing ample off road parking and there are gardens to the front and rear.

Comprising:

Enclosed Porch with sliding door leading to a panelled and glazed entrance door. Entrance Hall with spindle balustrade staircase rising to the first floor. Doors lead to the ground floor living accommodation. Access to useful cloaks. Window to the side elevation. Wood flooring. Decorative radiator cover. Meter cupboard.

25'10" x 11'1" (max) Through Living and Dining Room. Dining Area with double glazed window to the front elevation. To the Living Area there is an electric coal effect fireplace with stone surround to the chimney breast and glazed sliding patio doors overlooking and providing access to the Gardens. Decorative radiator covers.



Ground floor Bathroom fitted with a modern white suite with chrome fittings, comprising of a bath with electric Mira shower over, built in wash hand basin and WC. Window to the side elevation. Tiled flooring. Part tiling to the walls.

12'7" x 8'4" Breakfast Kitchen fitted with base and eye level units with solid wood worktops over and concealed lighting beneath the eye level units. Inset into the worktop is a sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel four ring gas hob, stainless steel oven, fridge and dishwasher. Wide window to the rear enjoying views over the gardens.

A door leads to a Study with two double glazed windows to the front elevation. There are doors providing access to both the front and rear elevations. Wall mounted gas central heating boiler.

Courtesy door to the Garage, measuring 22' x 8'1" with up and over door and windows to the side and rear.



To the first floor landing there is access to Two Bedrooms. Double glazed window to the front elevation.

Bedroom One is a superb size with attractive sloping ceilings. There is a double glazed dormer window to the front elevation and an inset Velux window to the rear. Loft access point.

Double doors lead to the En Suite Shower Room fitted with a modern white suite with chrome fittings, comprising of an enclosed corner shower cubicle with sliding doors and thermostatic shower, wash hand basin with built in storage and WC. Inset Velux window. Chrome finish halogen lighting. Tiled flooring. Under floor heating.



Externally, there is a driveway providing off road parking which returns in front of the integral Single Garage with up and over door.

There is a wide garden frontage and a paved path leads to the front door. The garden is mainly laid to lawn with a variety of plants, shrubs and trees which provide a degree of privacy. The gardens to the rear are paved and are accessed via doors from the Living/Dining Room and Study. There are well stocked borders with a variety of plants and enclosed within timber fencing. The garden is west facing and therefore enjoys the afternoon and early evening sun.

