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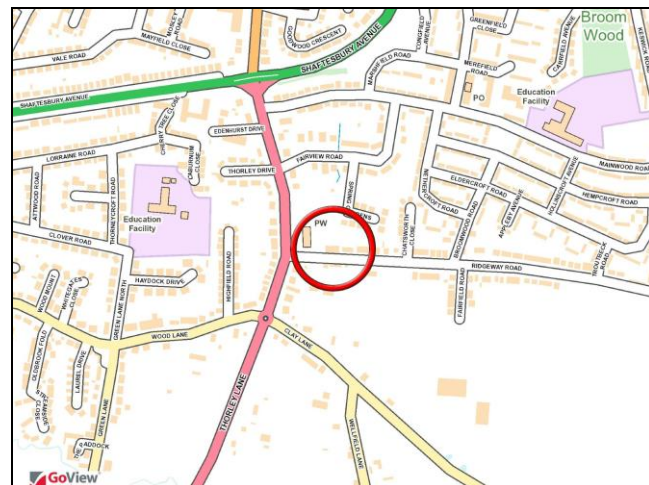


INDEPENDENT ESTATE AGENTS

# 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, 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

# 5 Ridgeway Road Timperley, Altrincham, Cheshire, WA15 7HA



**A GORGEOUS VICTORIAN TERRACED COTTAGE, LOCATED MID WAY BETWEEN TIMPERLEY, ALTRINCHAM AND HALE, WITH TWO CAR PARKING AND FEATURING A QUITE BEAUTIFUL 170' REAR GARDEN. 890sqft.**

Lounge. Dining Room. Kitchen. Two Double Bedrooms. Bathroom

*“ A truly stunning home in a great location ”*

**£315,000**

# in detail



A really lovely Victorian Terraced Cottage, attractively presented throughout with modern Kitchen and Bathroom fittings and enjoying the rare and valuable feature of off street parking for two cars to the rear.



Without doubt the most significant and exciting feature of this property is the truly beautiful rear garden, which extends to some 170' in length from the house, beautifully stocked and truly an oasis of calm and tranquillity, enjoying the sun all day long in the appropriate months.

The property is well located on this desirable road approximately mid way between Hale Village and Timperley Village and is ideal for a young professional couple or someone looking to downsize from a larger family home.

Comprising:

Lounge with wood flooring and attractive fireplace feature. Dining Room with a continuation of the wood flooring and French doors giving access to and enjoying an aspect of the gardens.

Kitchen fitted with a range of modern laminate fronted units with integrated oven, combination microwave, hob, extractor fan, fridge freezer and dishwasher.

Two Double Bedrooms to the first floor, one with a large walk in wardrobe.

The Bedrooms are served by a Bathroom, well appointed with a white suite with shower over the bath.

Loft access point, the Loft is boarded and provides useful additional space and storage.

Externally there is a maturely stocked, pretty garden frontage. Right of way vehicle access returning across the rear of the row of Cottages returning to a two car covered parking bay.

Beyond this is the garden laid to a large expanse of lawn with maturely stocked borders and returning to a particularly private area to the farthest point of the garden with decked pergola sitting area, ideal for BBQ's and outside dining. This area is affectionately referred to as 'Wisteria End' by the current owners, an amusing reference to the popular 'Desperate Housewives' series!

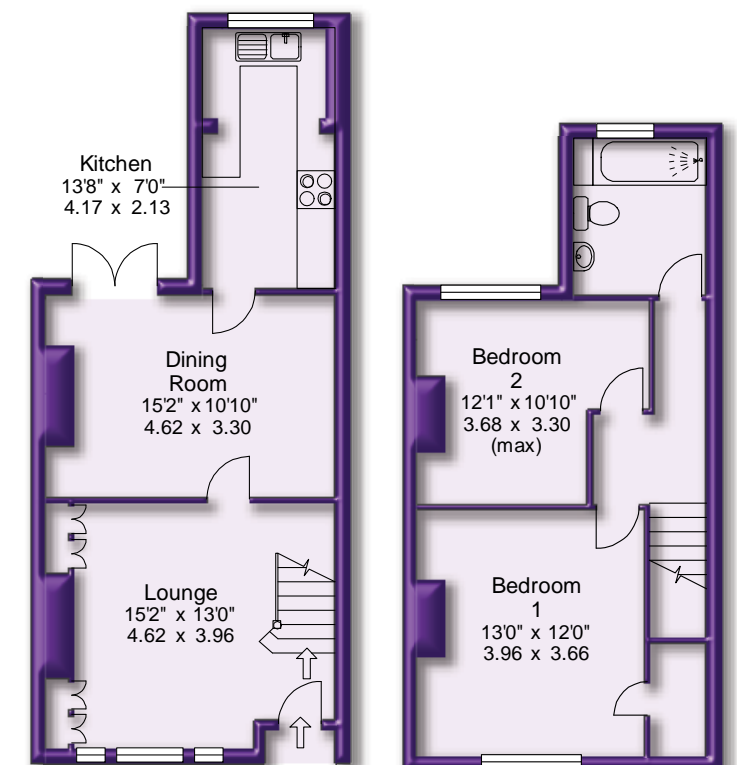
A truly lovely property and setting

Agents Note:

Declaration under the Estate Agents Act 1979: This property is owned by an employee of Watersons Independent Estate Agents Hale Ltd.



Approx Gross Floor Area = 890 Sq. Feet  
= 82.50 Sq. Metres



Ground Floor

First Floor