



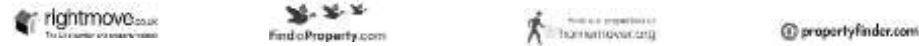
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INDEPENDENT ESTATE AGENTS

# location

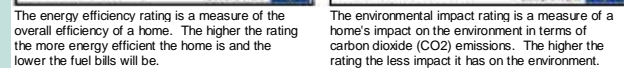
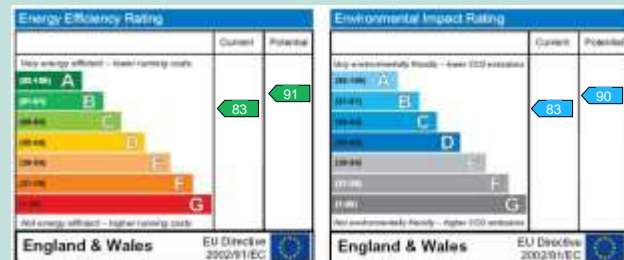


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights, turn right onto Woodlands Road and the Woodlands Parkway flyover. At the next set of traffic lights turn left into Woodlands Parkway and proceed over the mini roundabout into Brook Lane. Follow the road to the right and take a left turning into Deansgate Lane. 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

# 27 Deansgate Lane Timperley, Altrincham, Cheshire, WA15 6SQ



**A SUPERBLY APPOINTED, MODERN DETACHED HOUSE FAMILY HOME, IDEALLY LOCATED FOR THE METRO AND EXCELLENT PRIMARY AND SECONDARY SCHOOLS. 1626sqft.**

Hall. WC. Lounge. Live In Dining Kitchen. Utility. Four Bedrooms. Two Baths/Showers. Garage. Gardens.

“ *A fantastic family home in a popular location* ”

**Offers Over: £490,000**



# in detail



A superb modern Detached family home being one of just two individually designed and built houses in this excellent location, with local convenience shops on the doorstep, walking distance of both Timperley and Navigation Road Metrolink stations and within the catchment of excellent primary and secondary schools.



The properties are attractively designed with bay window features and are superbly appointed throughout with high specification fixtures and fittings including, a white high gloss finish Kitchen with integrated appliances including, Neff double oven and hob and Villeroy & Boch Bathroom fittings.

The layout of the property has been designed with modern family living in mind, providing a good size Lounge in addition to an Open Plan Live In Dining Kitchen with French doors onto the Garden and has Four Good Bedrooms to the First Floor, served by Two well appointed Bath/Shower Rooms, one being En suite to the Principal Bedroom.

There is off street Parking in addition to a Detached Single Garage and Gardens to the front and rear, the rear having areas of stone patio and lawn and being South facing, enjoying sun all day long.

Comprising:

Recessed Porch. Entrance Door. Hall with modern wood flooring and a staircase to the First Floor. Cloaks cupboard. There is an opening to a staircase to the First Floor.

Ground Floor WC with a white suite with chrome fittings comprising of, wall hung WC and wash hand basin and tiling to the walls and floor. Opaque double glazed UPVC framed window to the front. Halogen lighting.

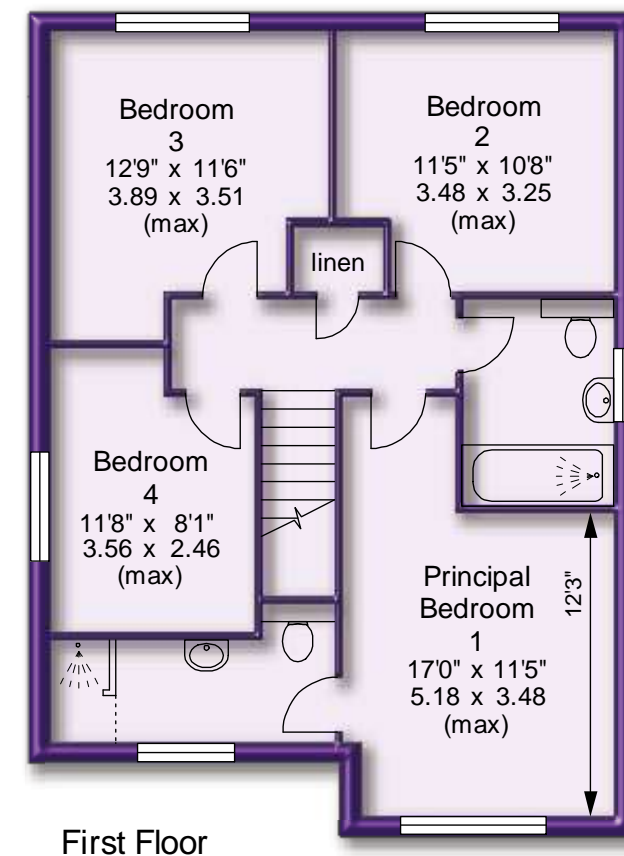
16'6" x 11'3" Lounge with an angled bay to the front with three inset double glazed UPVC framed windows and having wiring for a wall mounted flat screen TV.

23'4 x 23'1" (max reducing to 11'4" and 10'7") a fabulous Open Plan Live In Dining Kitchen being broadly 'L-Shaped' with an angled bay to the side with three inset double glazed UPVC framed windows, double glazed UPVC frame French doors give access to and enjoy an aspect of the rear Gardens and with a further window overlooking the same. There is modern wood flooring throughout and halogen lighting within the Kitchen area, with the Kitchen being divided from the Living and Dining Area by way of a peninsular unit. There is a useful walk in Pantry.

The Kitchen is fitted with an extensive range of white high gloss laminate fronted units with stainless steel finish handles and worktops over with an inset single bowl, single drainer sink unit. Integrated stainless steel double oven, hob and extractor fan and further built in fridge freezer and dishwasher.

Door to the 9'9" x 5'10" Utility Room with a door leading outside, built in units matching those of the Kitchen with built in sink unit and space for a washing machine and dryer. Hologen lighting to the ceiling.

First Floor Landing with large linen cupboard off and doors leading to Four Bedrooms and the Family Bathroom.

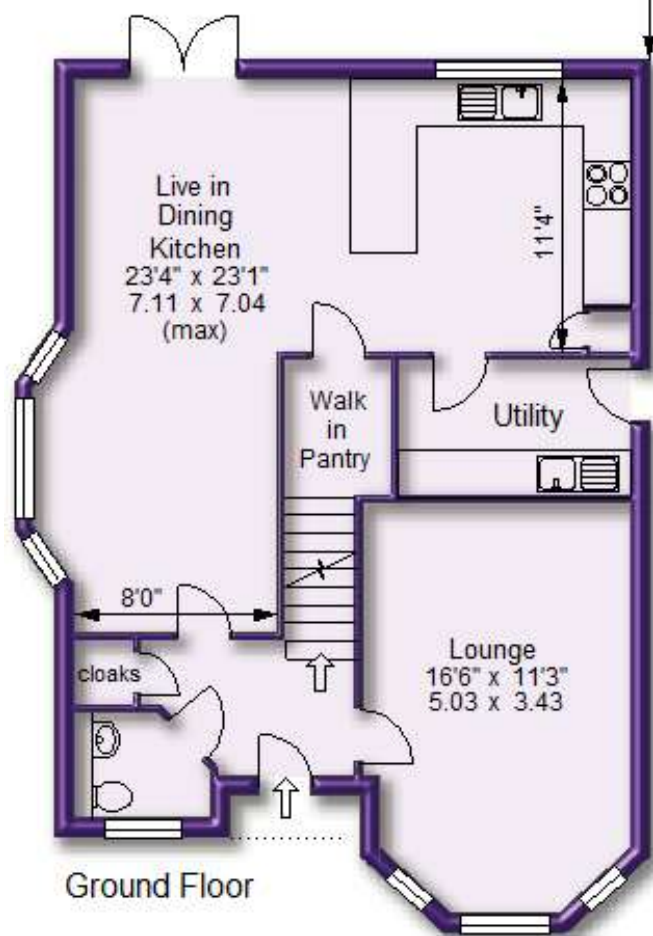


First Floor

Approx Gross Floor Area = 1626 Sq. Feet  
(inc. Garage) = 151.0 Sq. Metres



38'0"



17' x 11'5" (max) Principal Bedroom One with a double glazed UPVC frame window to the front. Door to the En Suite Shower Room stylishly appointed with a contemporary design suite in white with chrome fittings providing an open Wet Room style shower area with thermostatic shower, wall hung wash hand basin and WC. Extensive tiling to the walls and floor. Opaque double glazed UPVC frame window to the front. Chrome ladder radiator. Halogen lighting.



11'5" x 10'8" Bedroom Two, double glazed UPVC frame window to the rear.

12'9" x 11'6" Bedroom Three, double glazed UPVC frame window to the rear.

11'8" x 8'1" Bedroom Four, double glazed UPVC frame window to the side.

The Bedrooms are further served by the Family Bathroom, fitted with a contemporary design suite in white with chrome fittings providing; bath with mixer shower over and tiled surround, wall hung wash hand basin and WC. Extensive tiling to the walls and floor. Halogen lighting to the ceiling. Opaque double glazed UPVC frame window to the side.





Externally a stone paved pedestrian pathway leads to the front door with stoned paved pathways returning around the house.

There is a Driveway providing vehicle access to the rear of the property, which in turn leads to the 16' x 9'9" Detached Single Garage.

The Gardens to the property are laid to the side and rear, with a large patio area accessed via the French doors from the Living and Dining Kitchen. Beyond which the Garden is laid to lawn and enclosed with fencing, enjoying a South facing therefore sunny aspect.

