



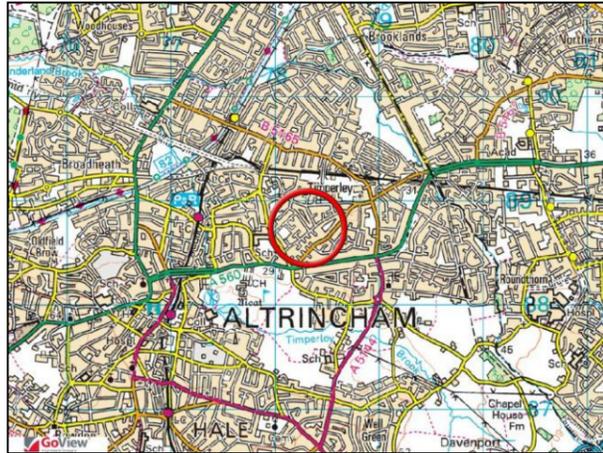
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net



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. Continue along Woodlands Road which becomes Stockport Road, passing through both sets of traffic lights and Woodlands Parkway on your left. Proceed through the traffic lights and at the next set of traffic lights at the Hare and Hound pub turn left into Moss Lane. At the mini roundabout turn right into Bloomsbury Lane, then take the third turning on the left into Alexander Drive. 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)		
England & Wales		EU Directive 2002/91/EC	82

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.

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions	A (10-15)		
B (16-20)			
C (21-25)			
D (26-30)			
E (31-35)			
F (36-40)			
Not environmentally friendly - higher CO2 emissions	G (41-45)		
England & Wales		EU Directive 2002/91/EC	81

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 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 Alexander Drive Timperley, Altrincham, Cheshire, WA15 6NF



A SUPERB BAY FRONTED SEMI DETACHED IN THIS POPULAR AREA IDEAL FOR THE METRO, TIMPERLEY VILLAGE AND EXCELLENT LOCAL SCHOOLS. 1073sqft.

Hall. WC. Two Receptions. Dining Kitchen. Three Bedrooms. Bathroom. Driveway. South West Garden. No Chain.

*“ A superb home
 Offered for sale with no chain ”*

Offers Over: £360,000

in detail



A smartly presented traditional bay fronted Semi Detached family home, located in this popular area in between Bloomsbury Lane and Grove Lane, within walking distance of Timperley Village and The Metrolink.

The property extends to 1073sqft arranged over Two Floors, with Two Reception Areas and a Dining Kitchen to the Ground Floor and Three Bedrooms and a Family Bathroom to the First Floor.



Externally, a Driveway returns in front of an attached Single Garage providing off road Parking and to the rear a South West facing Garden.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:
Canopied Porch. Panelled and glazed door opening to an Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors lead to the Ground Floor Living Accommodation.

Study/Playroom with uPVC double glazed window to the front elevation. To the chimney breast there is a contemporary fireplace feature. Built in cupboards and desk to one side of the chimney breast recess. Picture rail surround.

Lounge with uPVC double glazed sliding patio doors enjoying views over and providing access to the Gardens, and an additional uPVC double glazed window to the side elevation. To the chimney breast there is a gas living flame, coal effect fireplace feature with marble hearth and wood surround. Built in shelves and cupboards to one side of the chimney breast recess. Picture rail surround.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiled floor. Extractor fan.

Dining Kitchen with uPVC double glazed French doors overlooking and providing access to the Gardens. The Kitchen is fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with tiled splashback. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. Tiled floor. Chrome finish halogen lighting.

To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. Double glazed window to the side elevation.

Bedroom One with a double glazed uPVC window to the rear elevation. Built in wardrobes providing ample hanging and storage space.

Bedroom Two is another Double Bedroom with uPVC double glazed window to the front elevation. Loft access point.

Bedroom Three is a Single Room with uPVC double glazed window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, comprising a bath, separate thermostatic shower with dual shower attachments and glazed sliding doors, wash hand basin and WC. Double glazed uPVC window to the rear elevation. Halogen lighting. Wall mounted chrome heated towel rail. Tiled floor. Tiling to the shower and sink areas.



Externally, the property is approached via a paved Driveway providing ample off road Parking and returns in front of an attached Single Garage.

To the rear there are paved and decked patio areas adjacent to the back of the house. Beyond the Garden is not overlooked from the rear and is landscaped providing lawned and paved areas with well stocked borders and is enclosed within timber fencing. The Garden enjoys a South West facing, therefore sunny aspect.



This property is offered for sale with no chain and could be moved into with the minimum of fuss.



Approx Gross Floor Area = 1073 Sq. Feet
= 99.47 Sq. Metres

