



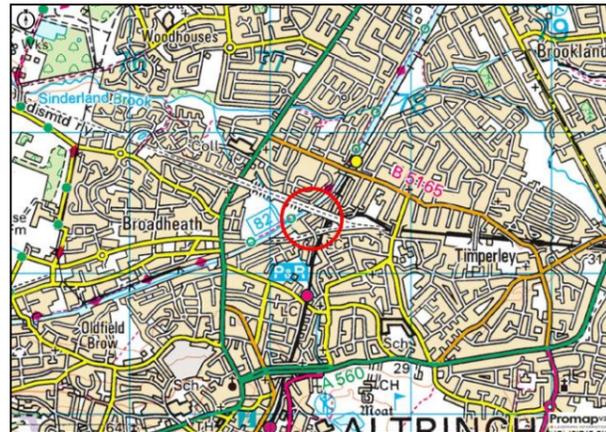
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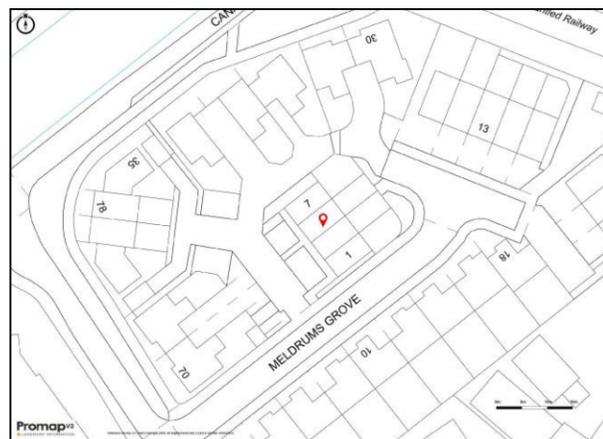
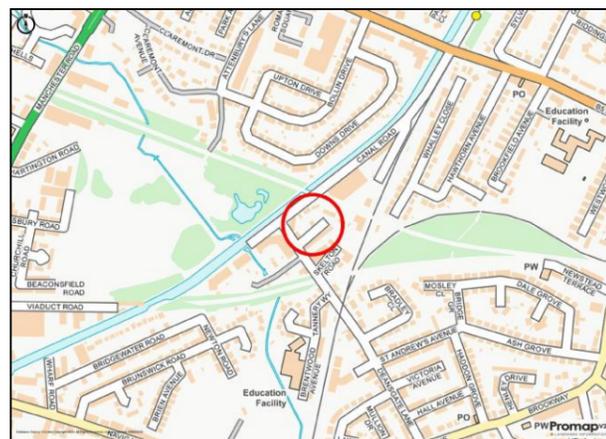


INDEPENDENT ESTATE AGENTS

# 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. Proceed along Deansgate Lane, passing over the level crossing. Continue and take right turn into Meldrums Grove 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).

To Follow



**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.



INDEPENDENT ESTATE AGENTS

# 5 Meldrums Grove Timperley, Altrincham, Cheshire, WA14 1AF



**A BEAUTIFULLY PRESENTED MODERN FAMILY HOME ARRANGED OVER THREE FLOORS CLOSE TO EXCELLENT SCHOOLS, METROLINK AND TIMPERLEY AND ALTRINCHAM CENTRES. 916sqft.**

Hall. WC. Living/Dining Room. Kitchen. Three good Bedrooms. Two Bath/Showers. Driveway. Sunny aspect Gardens.

*“ A beautifully presented home in a popular location ”*

**£300,000**

# in detail



A beautifully presented Modern family home ideally located on this quiet cul-de-sac close to excellent schools, Metrolink and Timperley and Altrincham Town Centres.

The stylish property is arranged over Three Floors with the accommodation extending to some 916sqft providing a Hall, Ground Floor WC, Kitchen and Living and Dining Room to the Ground Floor served by Three Bedrooms served by Two Bath/Shower Rooms to the Two Upper Floors.



Externally, there is Reserved Parking for Two cars and a sunny aspect Garden to the rear.

Comprising:

Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation.

Ground Floor WC fitted with a modern white suite and chrome fittings. Part tiled walls.

Living and Dining Room with French doors overlooking and providing access to the rear Gardens beyond.

Kitchen fitted with a range of base and eye level units with worktops over inset into which is a one and half bowl stainless steel sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a stainless steel over, four ring gas hob and extractor fan over, fridge, freezer and dishwasher. uPVC window to the front elevation. Wall mounted gas central heating boiler housed within the units.

To the First Floor Landing there is access to Two Bedrooms served by a Family Bathroom. A staircase continues to the Second Floor.

Bedroom Two is a Double Bedroom with window overlooking the rear Garden.

Bedroom Three is an L-Shaped Bedroom with two uPVC windows to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, comprising a bath with thermostatic shower over and glazed screen, wash hand basin and WC. Part tiled walls. Extractor fan.

A staircase continues to the Second Floor, to Principal Bedroom One with attractive sloping but yet not restricted ceilings with uPVC double glazed window to the front elevation.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings comprising an enclosed shower cubicle with glazed screen, wash hand basin and WC. Inset Velux window. Part tiled to walls. Access to useful storage space.

Externally, there are Two Parking spaces to the front of the property and to the rear there is a paved patio area adjacent to the back of the house. Beyond the Garden is laid to lawned and enclosed within timber fencing. There is a gate to the rear for right of access.



Approx Gross Floor Area = 916 Sq. Feet  
= 85.0 Sq. Metres

