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INDEPENDENT ESTATE AGENTS

location



From Watersons Hale office proceed along Ashley Road in the direction of St Peters Church, turning left at the church into Harrop Road. Harrop Road becomes Planetree Road and at the end of Planetree Road, turn left onto Park Road. Proceed straight across the traffic lights into Delahays Road. Continue along and proceed over the traffic lights in to the continuation of Delahays Road, continue for some distance, past Wyevale Garden Centre and at the mini roundabout turn right into Clay Lane. Continue to the end and take a left turn. Continue along and the road becomes Dobbinetts Lane. The property will be found on the left hand side towards the end.



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.



WATERSONS

INDEPENDENT ESTATE AGENTS

4d Dobbinetts Lane Manchester, Greater Manchester, M23 9NB



A WELL PRESENTED MODERN DETACHED FAMILY HOME ENJOYING DELIGHTFUL RURAL VIEWS CLOSE TO TIMPERLEY, ALTRINCHAM AND HALE CENTRES. 1057sqft.

Hall. WC. Lounge. Dining Room. Kitchen. Utility. Four Bedrooms. Two Bath/Showers. Driveway. Garage. Gardens. No Chain.

“ A superb property offered for sale with no chain ”

Offers Over: £300,000

in detail



A superbly presented modern Detached family home enjoying a rural aspect, close to Timperley, Altrincham and Hale centres.

The accommodation is beautifully presented and extends to some 1057 sq ft comprising a Hall, Dining Room, Lounge and Kitchen plus Utility to the ground floor and Four Bedrooms served by Two Bathrooms to the first floor.

Externally there is a driveway to the rear leading to a Single Garage providing ample off road parking and a private, good sized garden.



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

Comprising:

Canopy Porch. Opening to Dining Room measuring 10'11" x 10'7" with uPVC bay window to the front elevation enjoying views over the rural aspect. Coved ceiling.

13'9" x 6'3" Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a white double oven, four ring gas hob and extractor fan, fridge and freezer. Tiled flooring. Halogen lighting. uPVC window to the front elevation.



A door provides access to a Utility Room with base level units and wood worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splash back. There is space and plumbing for a washing machine. A door provides access to the side elevation.

Inner Hall with staircase rising to the first floor. A door provides access to useful under stairs storage.

Ground floor WC fitted with a white suite with chrome fittings. Tiling to the sink areas and uPVC window to the side elevation.

17'3" x 10'9" Lounge is a good size with a uPVC window and French doors overlooking and providing access to the gardens. There is a gas living flame fireplace with stone hearth and surround. Coved ceiling.



To the first floor landing there is access to Four Bedrooms, Two Bath/Shower Rooms and Separate WC. Loft access point. uPVC window to the side elevation. Coved ceiling.

10'10" x 10'9" Bedroom One is a double room with uPVC window to the rear elevation enjoying views over the gardens.



This room enjoys an En Suite Shower Room fitted with a modern white suite comprising of a shower with thermostatic shower and glazed sliding door and wash hand basin. uPVC window to the side elevation.

Bedroom Two measures 9' x 8'4" with uPVC window to the front elevation enjoying the rural aspect. A door provides access to a built in wardrobe.

Bedroom Three measures 9'11" x 6'2" with a uPVC window to the rear elevation.

Bedroom Four measures 9' x 8'7" with uPVC window to the front elevation.



Externally the property is approached via a paved pathway with a good sized garden frontage. A driveway, accessed via Jack Brady Close, provides access to a Single Garage and a gate leads to the rear gardens.

The gardens to the rear are of a good size with a decked patio adjacent to the side and the rear of the property and beyond, the garden is laid to lawn with stocked borders.



Approx Gross Floor Area = 1057 Sq. Feet
= 97.98 Sq. Metres

