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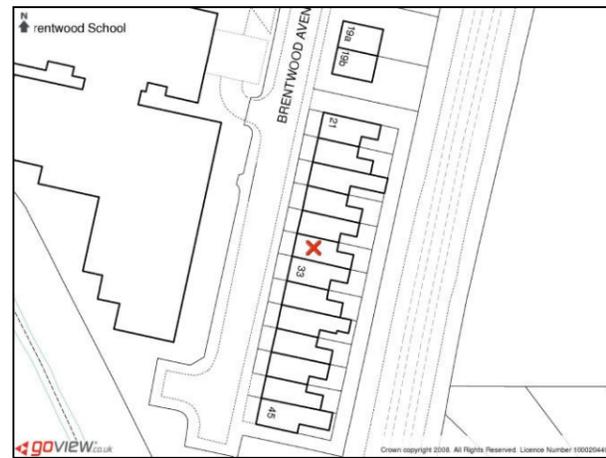
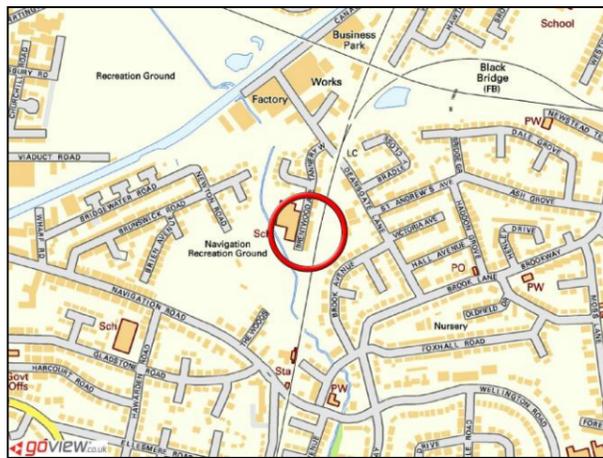


INDEPENDENT ESTATE AGENTS

# 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. Continue along Deansgate Lane over the level crossings, take the next left turning in ton Tannery Way, which leads to Brentwood Avenue to the left, 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).

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	85

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	66

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 31 Brentwood Avenue Timperley, Altrincham, Cheshire, WA14 1SR



**A BEAUTIFULLY APPOINTED PERIOD TERRACED PROPERTY CLOSE TO EXCELLENT LOCAL SCHOOLS, SHOPS, ALTRINCHAM TOWN CENTRE AND METROLINK. 943 sqft.**

Hall. 27' Living/Dining Room. 14' Kitchen. Two Double Bedrooms. 14' Principal Bedroom. Stylish Bathroom. Courtyard Garden.

*“A stunning home in a popular location”*

**£265,000**

# in detail



A beautifully appointed half bay fronted Period Terrace property, situated in this ever popular residential area close to local shops, excellent Schools and within easy reach of Altrincham Town Centre and the Metrolink stations at Timperley and Navigation Road.

The stylishly presented property has been refurbished throughout by the current vendors with high specification Kitchen and Bathroom fittings whilst enjoying attractive fireplace features, picture rail surrounds, stripped and painted floorboards and bespoke white wooden blinds throughout the property.



The well proportioned accommodation extends to some 943 sq ft comprising of a Living/Dining Room and Kitchen to the Ground Floor and Two Bedrooms and a spacious Family Bathroom to the First Floor.

Externally, there is on road parking and to the rear there is a Courtyard Garden enclosed within timber fencing.

Comprising:

Recessed Porch. Panelled door with fanlight window leading to an Entrance Hall with staircase rising to the First Floor. A door leads to the Ground Floor Living Accommodation. Stripped and painted floorboards. Coved ceiling.

Superb Open Plan Living and Dining Room. To the Living Area there is a UPVC half bay window to the front elevation. To the chimney breast there is an impressive Charwood cast iron multi fuel stove and tiled hearth and to one side of the recess there are bespoke built in units. Picture rail surround. Coved ceiling. Stripped and painted floorboards. LED lighting.

Opening to the Dining Area with UPVC window overlooking the Courtyard Garden. To the chimney breast is an attractive fireplace feature and to one side of the recess there are built in cupboards and shelves. Picture rail surround. Stripped and painted floorboards. LED lighting. A door provides access to under stairs storage, with grey wood laminate flooring and this space would be perfect to install a downstairs WC.

Extended Kitchen, fitted with an extensive range of base and eye level units with solid oak worktops and shelves over, inset into the worktop is a Belfast sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a fridge and freezer. There is Smeg Range cooker with gas hob, electric double oven, CDA wine cooler and washing machine, which may be available to the incoming purchaser subject to negotiation. Wall mounted gas central heating boiler housed within the units. LED lighting. UPVC windows to the side and rear elevations and a UPVC door provides access to the same. Tiled floor.

To the First Floor landing there is access to Two Double Bedrooms and a stylish Bathroom. Loft access point, which would be suitable for a Loft Conversion, subject to any necessary consents.

Bedroom One is an excellent size room with a UPVC window to the front elevation. Attractive fireplace feature to the chimney breast. Stripped and painted floorboards. LED lighting.

Bedroom Two is another well proportioned room with a double glazed window over the Courtyard Garden. Attractive fireplace feature to the chimney breast. LED lighting.



The Bedrooms are served by a spacious Bathroom fitted with a stylish contemporary white suite and chrome fittings, comprising of a double ended bath, separate enclosed shower cubicle with thermostatic Mira shower and dual shower attachments, wash hand basin and WC. Tiling to the walls. Double glazed window to the rear elevation. Chrome finish heated towel rail. LED lighting.

Externally, the property is approached via a path leading to the front door and there is a low maintenance Garden frontage retained from the road by way of brick walling.



To the rear there is a good size Courtyard Garden, enclosed within timber fencing and there is a gate to the rear for wheelie bin access.

Approx Gross Floor Area = 871 Sq. Feet  
= 80.9 Sq. Metres

