



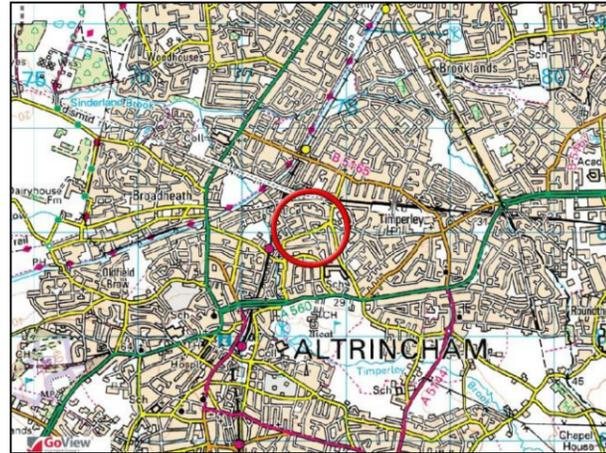
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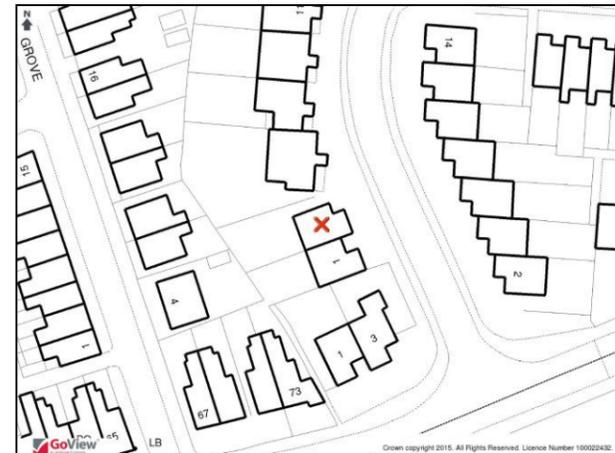


INDEPENDENT ESTATE AGENTS

# location

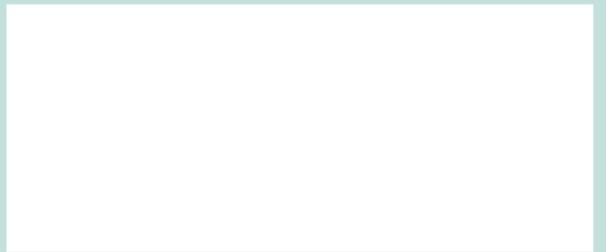


From Watersons Hale Office, proceed along Ashley Road in the direction of the Station, turning right just before the crossings into Victoria Road. At the end of Victoria Road, turn right onto Hale Road and take the first left turning into Hawthorn Road. At the end turn left onto Stamford Park Road. Continue to the traffic lights proceeding straight over, past Tesco on the left and over the next set of lights into Oakfield Road. Continue to the end and turn right at the traffic lights onto Woodlands Road. Take the first left at the next set of traffic lights into Woodlands Parkway. Continue over the mini roundabout into Brook Lane and follow the road for some distance, passing Nisa convenience shop on your left, then take your second left into Henley Drive. Follow the road round 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).



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

# 3 Henley Drive Timperley, ALTRINCHAM, Cheshire, WA15 6RY



**AN EXTENDED MODERN SEMI DETACHED IN A QUIET CUL-DE-SAC CLOSE TO GOOD SCHOOLS AND METRO. 1165sqft.**

21' Lounge. 12' Dining Room. 12' Kitchen. Three Bedrooms. 15' Principal Bedroom. Stylish Bathroom. Driveway. Garage. West facing Gardens.

*“ A great home in a popular location ”*

**£330,000**

# in detail



An extended Modern Semi Detached property in a quiet cul-de-sac, located in a popular area close to good Schools, Timperley Village and the Metrolink.

The property is well presented throughout with good specification Kitchen and Bathroom fittings and extending to some 1165 sq ft comprising of a Lounge, Dining Room and Kitchen to the Ground Floor and Three excellent Bedrooms to the First Floor.



Externally, there is a Driveway returning in front of an Integral Garage and there is a good size Garden to the rear.

Comprising:

Entrance Door leading to an Inner Vestibule. Built in cloaks with built in sink and wall mounted gas central heating boiler. Door leads to the Living accommodation.

20'10" x 12'4" Lounge is an excellent size Principal Reception Room with a wide window to the front elevation and sliding patio doors overlook and provide access to the rear Gardens. A staircase rises to the First Floor and a door leads to the Kitchen and Dining Room.

12' x 9'11" Dining Room is a light and bright room with windows to the side and rear elevations and a door providing access to the Gardens.



11'10" x 8'10" Kitchen is fitted with a range of contemporary cream base and eye level units with concealed lighting and stainless steel handles 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 stainless steel double oven, five ring gas hob and extractor fan over, microwave oven, fridge, freezer and dishwasher.

A courtesy door provides access to the Garage measuring 17' x 9' with a built in Utility Area with base and eye level units and worktop over, inset into which is a stainless steel single sink and drainer unit. Space and plumbing for a washing machine and dryer.

To the First Floor there is access to Three Good Bedrooms and a Family Bathroom. Loft access point.

Bedroom One extends to some 14'11" x 9'3" with a wide window enjoying a view over the rear Garden and a built in double wardrobe.

Bedroom Two is another good size Double, measuring 14'10" x 8'11" with a window to the rear elevation and a built in double wardrobe.

Bedroom Three is a great size Third Bedroom, measuring 12'4" x 5'9" again with built in wardrobe.

The Bedrooms are served by a spacious Family Bathroom, fitted with a modern white suite and chrome fittings comprising a bath, separate shower cubicle with electric shower, wash hand basin with built in storage and WC. Extensive tiling to the walls. UPVC opaque window to the front elevation.

Externally to the front there is a Driveway providing off road Parking returning in front of the Integral Single Garage.



To the rear there is a patio area adjacent to the back of the property accessed via the patio doors from the Lounge and the door from the Dining Room. Beyond the Garden is mainly laid to lawn with well stocked borders with a variety of plants, shrubs and trees and is enclosed within timber fencing. The Garden enjoys a West facing aspect so enjoying the late afternoon and evening sun.



Approx Gross Floor Area = 1165 Sq. Feet  
= 107.99 Sq. Metres

