

John N
Hilditch & Co



**16 WELLINGTON ROAD, TIMPERLEY,
CHESHIRE, WA15 7RE**

OCCUPYING AN EXTREMELY POPULAR LOCATION ALMOST EQUI-DISTANT BETWEEN TIMPERLEY, ALTRINCHAM AND HALE AND SITTING WITHIN WALKING DISTANCE OF NAVIGATION ROAD METRO STATION, A BEAUTIFULLY PRESENTED DETACHED HOUSE SITTING IN WELL PROPORTIONED PRIVATE GARDENS.

£379,950

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333
Email: sales@jhilditch.com

DESCRIPTION

Completely upgraded and improved by our clients this beautifully proportioned three bedroomed detached house sits in large private gardens within walking distance of most amenities. Briefly the gas centrally heated and part double glazed accommodation comprises a veranda style porch, wide welcoming entrance hallway, two large principal entertaining rooms, a fully fitted kitchen complete with granite work tops. Whilst at first floor level are three double bedrooms and an extremely large family bathroom. Externally is a detached garage, ample forecourt parking and the gardens as described overleaf.

This particular area is characterised by a mixture of good quality detached houses. Navigation Road Metro Station lies within walking distance. Altrincham and Hale are both close at hand and Timperley with its range of services is within five minutes drive. The urban motorway network and International Airport are on the doorstep, sporting and recreational facilities abound.

DIRECTIONS

From the main Stockport Road heading in the direction of Altrincham turn right onto Wellington Road. Proceed to the far end of Wellington Road where the property will be found on the left.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

SUBSTANTIAL VERANDA STYLE PORCH

with quarry tiled step leading to entrance hallway.

ENTRANCE HALLWAY 4.17 X 1.92 (13'8" X 6'4")

with staircase to first floor and landing. Double doors opening into the principal living room. Central heating radiator with its own canopy. Recessed downlighters.

STUDY/CLOAKROOM 2.05 X 1.76 (6'9" X 5'9")

with a range of floor to ceiling maple fronted storage cupboards. Matching meter cupboard with worktop suitable for telephone etc. Double leaf radiator. Laminate wood floor covering. Recessed downlighters.

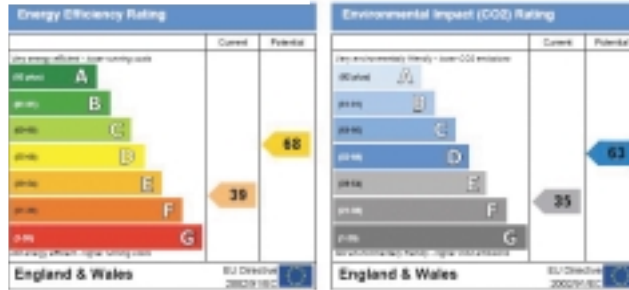
LOUNGE 5.52 X 3.63 (18'1" X 11'11")

the focal point of which is an attractive fireplace incorporating coal effect gas fire. French doors opening onto the rear patio and garden. Raised display area with cupboards beneath ideal for flat screen television etc. Two double leaf radiators. Moulded ceiling cornicing.

DINING ROOM 4.5 X 3.36 (14'9" X 11'0")

feature fireplace with stone hearth. Angular bay window with leaded light inset overlooking front garden. Double leaf radiator. Moulded ceiling cornicing. Dimmer controlled lighting.

Address: 16, Wellington Road, Timorlea, ALTRINGHAM, WA15 7SE
 FRN: 0073-2963-6004-9000-0961



GROUND FLOOR

1ST FLOOR

16 WELLINGTON ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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