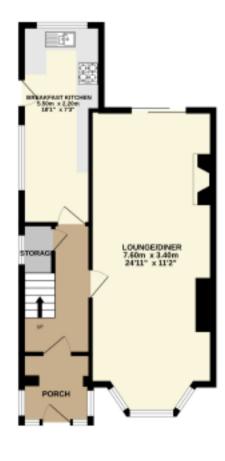


21 NORTHVALE ROAD, TIMPERLEY, CHESHIRE, WA15 7RP



Ground Floor 47.6 sq.m. (512 sq.ft.) approx. 3st Floor 40.7 sq.m. (438 sq.ft.) approx.





FLOOR PLANS

Not to Scale. For Illustration purposes only.

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162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: www.jhilditch.com



21 NORTHVALE ROAD TIMPERLEY



Occupying a highly popular location within easy striking distance of Altrincham, Timperley and Hale this well presented semi detached house is located within easy striking distance of a number of high quality schools.

Briefly the accommodation comprises an entrance porch, hallway a large lounge through dining room, and breakfast kitchen. At first floor level are two double bedrooms and one single bedroom together with a well presented family bathroom.

FIRST FLOOR & LANDING

MASTER BEDROOM 12'6" \times 11'2" (3.80 \times 3.40) BEDROOM TWO 12'6" \times 11'2" (3.80 \times 3.40) BEDROOM THREE 8'6" \times 6'7" (2.60 \times 2.00) BATHROOM



This house has a garage and ample parking facilities and well proportioned gardens to front and rear and is presented in 'walk-in' condition.

In addition to the previously mentioned facilities, the Metrolink at Timperley and Altrincham are close at hand. Altrincham with its wide range of shops is ten minutes drive and The National Trust land at Dunham is ten to fifteen minutes drive.

DIRECTIONS

WAI5 7RP

GROUND FLOOR

PORCH STORAGE BREAKFAST KITCHEN 18'1" \times 7'3" (5.50 \times 2.20) LOUNGE/DINER 24'11" \times 11'2" (7.60 \times 3.40)



SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band "VACANT POSSESSION UPON COMPLETION VIEWING:

By appointment through the Agent.



