



21 NORTHVALE ROAD, TIMPERLEY,
CHESHIRE, WA15 7RP

John N
Hilditch & Co

Ground Floor
47.8 sq.m. (512 sq.ft.) approx.

1st Floor
40.7 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA: 88.5 sq.m. (951 sq.ft.) approx.

While every effort has been made to ensure the accuracy of the floor plans, measurements of plots, elevations, areas and any other items are approximate and no responsibility is accepted for any error or omission in the statement. This plan is for illustrative purposes only and should not be used for any purpose other than that for which it is intended. The services, systems and appliances shown here are for illustrative purposes only and their availability or otherwise may vary. Please refer to the relevant documents for further details.

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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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.

FIRST FLOOR & LANDING

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

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.



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

SERVICES:

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

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.

TENURE:

ASSESSMENT:

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

VIEWING:

By appointment through the Agent.



DIRECTIONS

WA15 7RP

GROUND FLOOR

PORCH

STORAGE

BREAKFAST KITCHEN 18'1" x 7'3" (5.50 x 2.20)

LOUNGE/DINER 24'11" x 11'2" (7.60 x 3.40)

Score	Energy rating	Current	Potential
92+	A		
81-81	B		81 B
69-69	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

