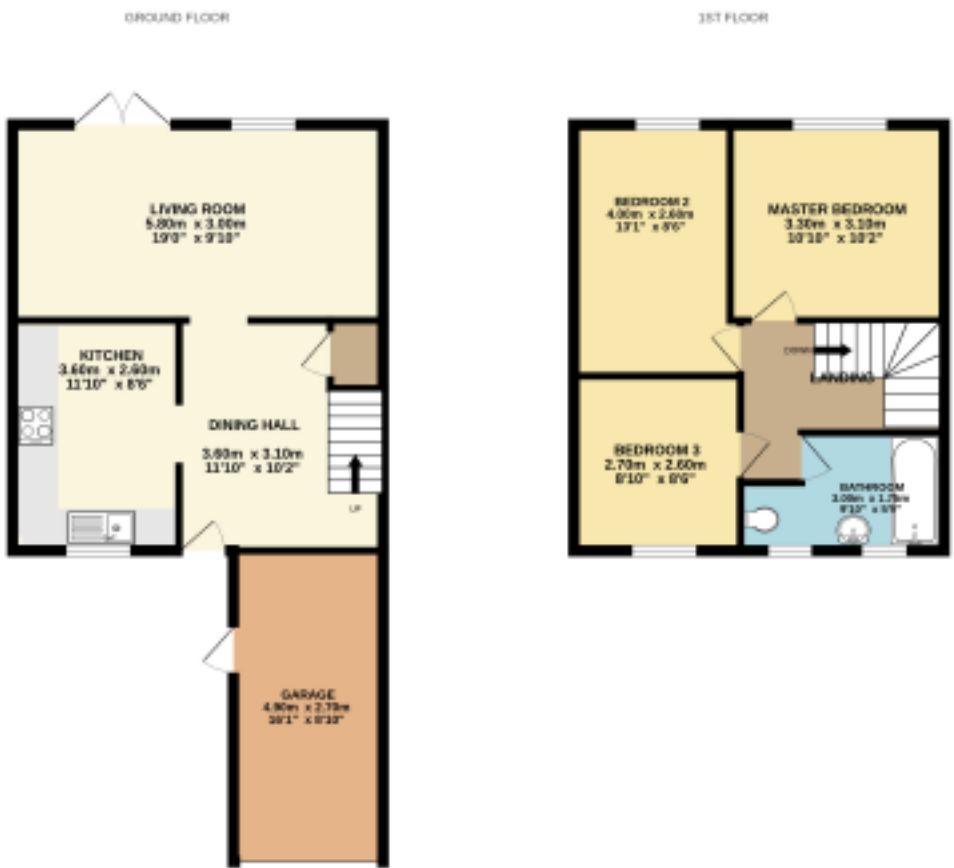




40 NORWOOD DRIVE, TIMPERLEY,  
CHESHIRE, WA15 7LD



**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 84.9 sqm (914 sqft) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, no responsibility is taken for any errors, omissions, misstatements, or other errors or omissions, and no responsibility is taken for any errors or omissions. The floorplan is for illustration purposes only and should not be used for any other purpose. The actual layout and dimensions may vary from the floorplan and should be verified by the buyer. No part of this floorplan should be reproduced without the written permission of the agent.

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40 NORWOOD DRIVE  
TIMPERLEY



Offering compact but easily maintained accommodation, this mews house sits within easy striking distance of both Hale, Altrincham and Timperley.

Briefly the accommodation comprises a welcoming entrance hallway, inner hallway, lounge/dining room and a fitted kitchen. At first floor level are three bedrooms and a family bathroom. Externally are well presented gardens to both front and rear (private and south facing) and there is a garage and areas for car parking.

FIRST FLOOR & LANDING

MASTER BEDROOM 10'10" x 10'2" (3.30 x 3.10)  
BEDROOM TWO 13'1" x 8'6" (4 x 2.60)  
BEDROOM THREE 8'10" x 8'6" (2.70 x 2.60)  
BATHROOM 9'10" x 5'9" (3 x 1.75)

EXTERNALLY

GARAGE 16'1" x 8'10" (4.90 x 2.70)



This area is characterised by a mixture of mews houses and is set within five to ten minutes drive of Hale, Altrincham and Timperley. Timperley village offers a range of basic services and a Metro system into Manchester. Hale's fashionable village with its range of shops and services is within ten minutes drive as is Altrincham with its rapidly improving town centre and Metro system into Manchester.

DIRECTIONS

At the traffic lights on Delahays Road, proceed towards Timperley, over the roundabout and take the first right onto Ridgeway Road. Norwood Drive will be found after approximately 1 kilometre on the left. Follow the road round and the property can be found on the right hand side.

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.



GROUND FLOOR

DINING HALL 11'10" x 10'2" (3.60 x 3.10)  
KITCHEN 11'10" x 8'6" (3.60 x 2.60)  
LIVING ROOM 19'0" x 9'10" (5.80 x 3)

