

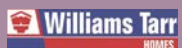


136  
138

PARK ROAD

STYLISH, MODERN LIVING

01925 828 877



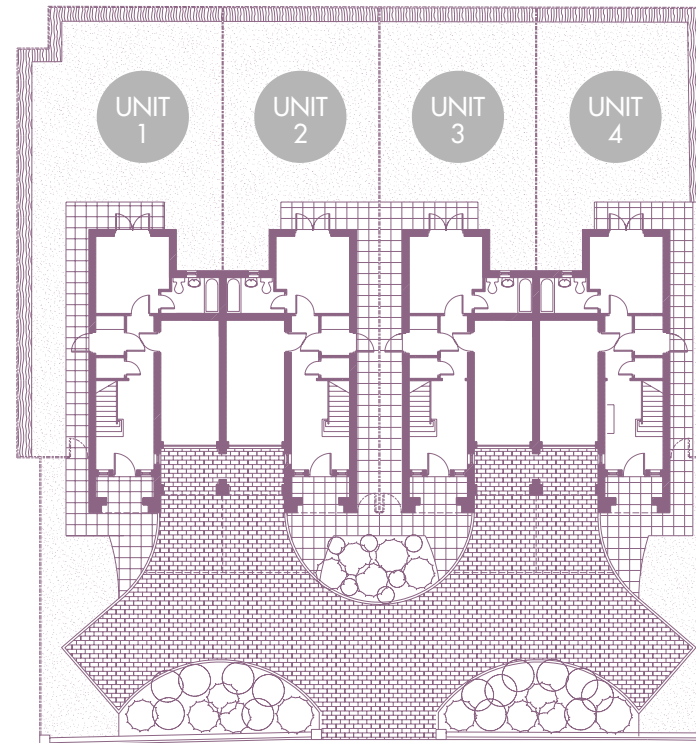
# 136 138

## PARK ROAD

Williams Tarr Homes has been building high quality homes since the 1970's. During this time our specialist homes division has earned an enviable reputation for innovative, high specification residential developments.

Whether new build, conversion or refurbishment you will find our homes in the most exclusive areas of Cheshire and South Manchester

At 136-138 Park Road Timperley the development is designed in a contemporary style, creating four imposing three storey homes, providing superb accommodation ideal for modern living. The blend of style continues inside with sleek kitchens, designer sanitaryware combining beautifully with traditional construction methods and the fabric of the building.



### ACCOMMODATION

- Traditional brick and concrete floored construction
- Gas fired central heating
- Fully insulated to current building regulations
- Terrestrial and satellite TV wiring
- Broadband and Phone point to Study, Living room and all bedrooms
- Brick Paviour drive with off road parking for two cars
- Double Glazed hardwood windows

### SECURITY

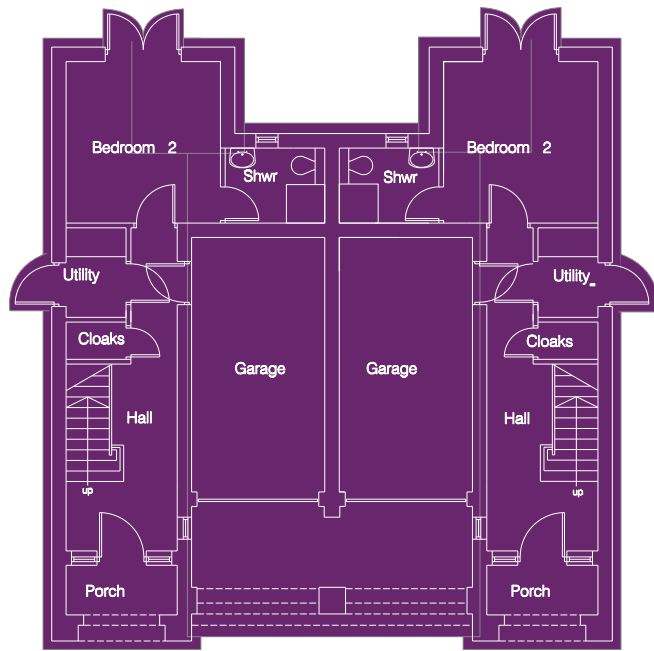
- Secure window and door locks
- NIS approved Alarm System
- Mains smoke detectors

### KITCHENS

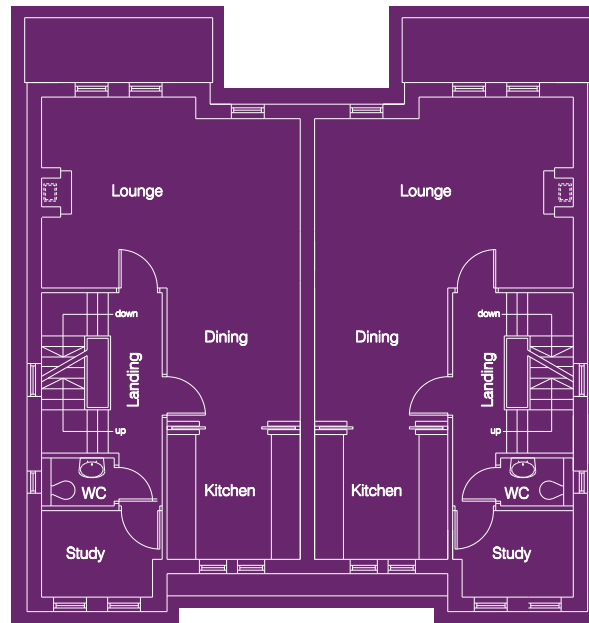
- Specialist designed fitted kitchen units
- Stainless steel appliances including integrated oven microwave and glass extractor hood
- Integrated fridge freezer
- Integrated Dishwasher
- Ceramic Floor

### BATHROOMS

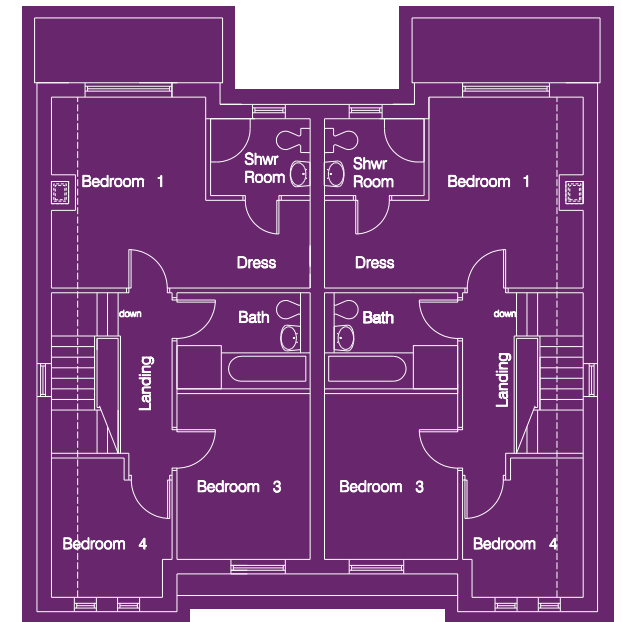
- White sanitary ware
- Chrome finish taps
- Chrome finish Thermostatically controlled shower
- Polished chrome towel rails
- Ceramic floor and full height wall tiling



GROUND FLOOR	length /m	width /m	Area / m2	Area / sqft
Porch	1.65	2.30	3.80	40.85
Hall (including stair)	6.80	2.30	15.64	168.35
Utility	1.25	1.85	2.31	24.89
Cloaks	0.78	1.25	0.97	10.43
Study / Bedroom 2	3.20	3.36	10.75	115.73
Shower / Ensuite	1.56	2.08	3.24	34.91
<b>GROUND FLOOR ROOM AREA</b>			<b>36.71</b>	<b>395.16</b>



FIRST FLOOR	length /m	width /m	Area / m2	Area / sqft
Landing (excluding stair)	4.35	1.10	4.79	51.51
Lounge	3.98	5.40	21.47	231.05
Dining	2.90	2.78	8.05	86.62
Kitchen	2.70	2.78	7.49	80.65
WC	1.00	1.50	1.50	16.15
Study	1.70	2.50	4.25	45.75
<b>FIRST FLOOR ROOM AREA</b>			<b>47.54</b>	<b>511.72</b>



SECOND FLOOR	length /m	width /m	Area / m2	Area / sqft
Landing (excluding stair)	3.95	1.10	4.35	46.77
Bedroom 1 + Dressing area (max dimension)	3.98	5.40	21.47	231.05
Bedroom 1 Ensuite	1.60	2.08	3.32	35.74
Bathroom	2.00	2.78	5.55	59.74
Bedroom 3	3.45	2.78	9.57	103.05
Bedroom 4	2.90	2.50	7.25	78.04
<b>SECOND FLOOR ROOM AREA</b>			<b>51.50</b>	<b>554.39</b>

## TIMPERLEY

Timperley has fast become one of the most sought after places to live. It not only boasts beautiful walkways, green-ways and cycle paths. Its own Metro and Rail links, nearby roads like the M56 and the A56 provide convenient links to nearby towns and an easy commute to Manchester City Centre. Timperley Metro Station is just 350 meters from the development.

The development is well served by local amenities in Timperley such as doctors, dentist, restaurants and pubs. Local schools include Forest School, New Wellington School, Heys Lane Junior School, Willows Primary School and Cloverlea Primary School. The Altrincham schools including North Cestrian Grammar and Loretto Grammar School.

### LOCAL AMENITIES

Co-Op Stockport Rd 0.45 miles  
Sainsbury's Local Stockport Rd 0.70 miles

Aldi Altrincham 0.76 miles  
Sainsbury's Altrincham 1.1 miles  
Tesco Altrincham 1.36 miles

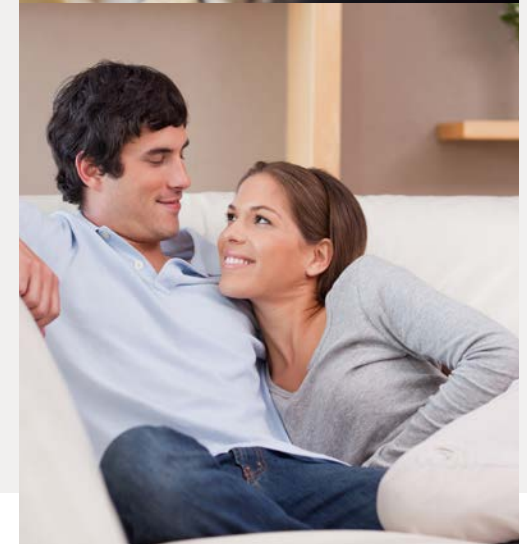
FOR SAT NAV FIND US AT **WA15 6QQ**



ALL ENQUIRIES

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01925 828 877



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