



2 BROOKWAY | TIMPERLEY

£699,950

Constructed in 2019 this modern mews property is ideally located within walking distance of Wellington School, Navigation Road Metrolink station and lies within easy reach of Timperley village centre and Altrincham town centre. The superbly proportioned and presented accommodation is arranged over 3 floors and a welcoming entrance hall provides access to a separate front sitting room whilst to the rear of the property on the ground floor is an impressive open plan living dining kitchen with doors leading onto the south facing rear gardens, cloakroom/WC, utility room, guest bedroom with en-suite shower room/WC to the first floor with additional double bedroom and family bathroom/WC whilst to the second floor is an impressive master suite/en-suite shower room and the accommodation is completed by the fourth double bedroom. Externally there is a gated courtyard garden to the front and attractive south facing gardens at the rear with adjacent residents parking area accessed via secure remote gates. Viewing is highly recommended to appreciate the standard and proportions of accommodation on offer.

POSTCODE: WA15 6AA

DESCRIPTION

Constructed in 2019 by Messrs Branley Homes Brook Gardens is an exclusive development of five four bedroom three storey town houses ideally positioned within walking distance of Wellington School and the Metrolink station at Navigation Road and within easy reach of Timperley village centre and Altrincham town centre.

The accommodation is arranged over three floors and is beautifully presented and well proportioned throughout with quality contemporary fittings. The accommodation is approached via a welcoming entrance hall which provides access to the separate front sitting room whilst towards the rear of the property is an impressive open plan living dining kitchen with a range of integrated appliances plus breakfast bar and ample space for living and dining suites. There are also bi folding doors providing access onto the southerly facing gardens at the rear. The ground floor accommodation is completed by the cloakroom/WC and separate utility room. The whole of the ground floor benefits from underfloor heating.

To the first floor there is a guest bedroom with fitted wardrobes and adjacent en-suite shower room/WC. There is also a second double bedroom serviced by the family bathroom/WC. The second floor offers an impressive master suite with large double bedroom with fitted wardrobes and parquet style flooring and with adjacent en-suite shower room/WC. The accommodation is completed by the fourth double bedroom. All bathrooms to the first and second floor have the added benefit of underfloor heating.

Externally there is a gated courtyard garden to the front whilst to the rear there are private gardens incorporating patio seating area with lawns beyond all benefitting from a southerly aspect to enjoy the sun all day and with access to the parking area. The parking area for residents is accessed via secure remote gates and the property benefits from two spaces.

A superb low maintenance family home and viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Tiled flooring. Fitted storage unit. Spindle balustrade staircase to first floor. Recessed low voltage lighting. Ceiling cornice. Understairs storage cupboard. Underfloor heating.

SITTING ROOM

14'6 x 10'3 (4.42m x 3.12m)

With PVCu double glazed window to the front. Parquet style flooring. Television/telephone/data point. Recessed low voltage lighting. Ceiling cornice.

OPEN PLAN LIVING DINING KITCHEN COMPRISING

18'4 x 17'2 (5.59m x 5.23m)

KITCHEN

With a range of contemporary white and grey IPS Pronorm/German units with silestone work surface over incorporating a 1 1/2 bowl stainless steel sink unit with hose tap and there is also a breakfast bar. Integrated oven/grill plus combination microwave oven and four ring induction hob all by Neff. Extractor hood. Integrated dishwasher. Space for American style fridge freezer. Tiled floor. Wine fridge.

LIVING/DINING AREA

With ample space for living and dining suites. Two velux windows to the rear. Bi folding doors provide access to the southerly facing patio seating area with gardens beyond. Tiled floor. Television aerial point. Underfloor heating.

CLOAKROOM

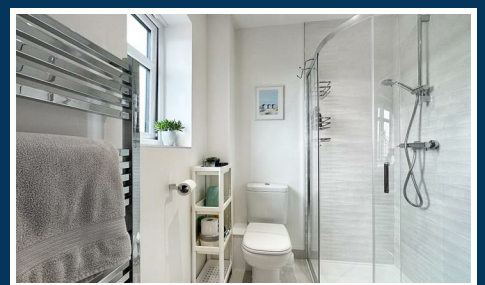
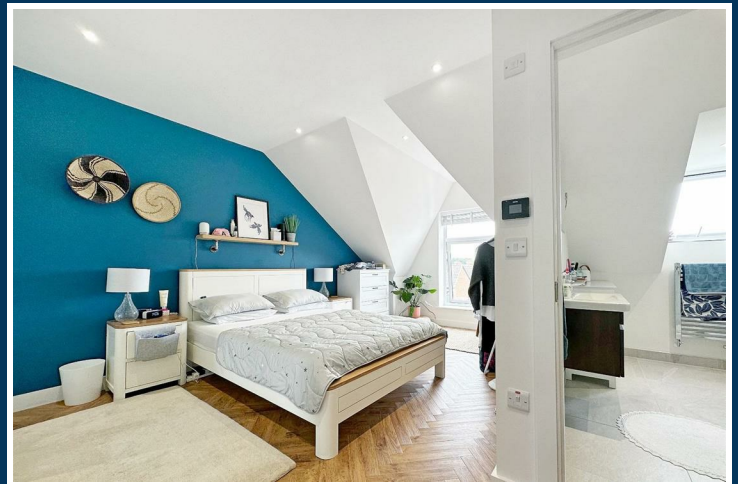
With suite comprising WC and vanity wash basin. Tiled splashback. Recessed low voltage lighting. Extractor fan. Underfloor heating.

UTILITY ROOM

10'3 x 5'3 (3.12m x 1.60m)

With white wall and base units with work surface over incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Tiled floor. Underfloor heating.

FIRST FLOOR



LANDING

Recessed low voltage lighting. Radiator. Spindle balustrade staircase to first floor.

BEDROOM 2

12'3 x 10'7 (3.73m x 3.23m)

PVCu double glazed window to the front. Fitted wardrobes. Radiator. Recessed low voltage lighting. Television/data point.

EN-SUITE

6'3 x 6'1 (1.91m x 1.85m)

Fitted with a white Duravit suite with chrome fittings comprising tiled shower cubicle, WC and vanity wash basin. Chrome heated towel rail. Tiled floor. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan. Underfloor heating.

BEDROOM 4

15'1 x 9'5 (4.60m x 2.87m)

Two PVCu double glazed windows to the rear. Fitted wardrobes. Radiator.

BATHROOM

10'7 x 6'5 (3.23m x 1.96m)

Fitted with a white Duravit suite with chrome fittings comprising free standing bath, corner tiled shower enclosure, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Tiled walls and floor. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

SECOND FLOOR

LANDING

Loft access hatch. Recessed low voltage lighting.

BEDROOM 1

16'1 x 13'7 (4.90m x 4.14m)

With fitted wardrobes. PVCu double glazed window to the front. Parquet style flooring. Television/data point.

EN-SUITE

9'4 x 6'0 (2.84m x 1.83m)

Fitted with a white Duravit suite with chrome fittings comprising tiled shower enclosure, WC and vanity wash basin. Opaque PVCu double glazed window to the front. Chrome heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.

BEDROOM 3

14'5 x 13'2 (4.39m x 4.01m)

Two Velux windows to the rear. Access to eaves storage area. Radiator. Television/data point. Access to cupboard housing combination gas central heating boiler and water system.

OUTSIDE

There is gated courtyard garden to the front whilst to the rear and accessed via bi folding doors from the open plan living space is a patio seating area with lawned gardens beyond all benefiting from a southerly aspect to enjoy the sun all day. There is gated access then onto the parking area. The parking area offers two allocated parking spaces and is approached via secure remote gates.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

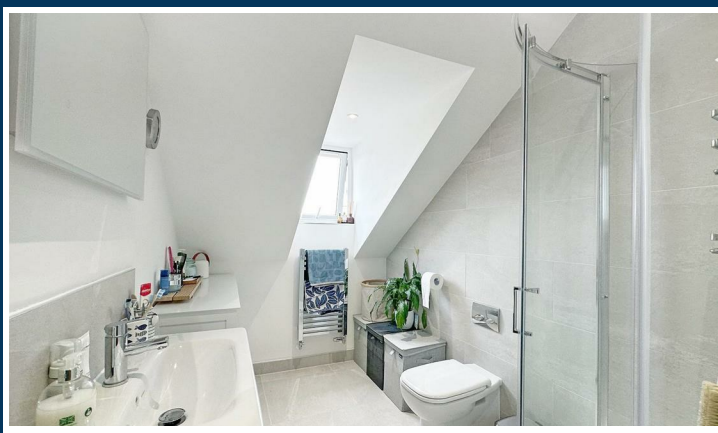
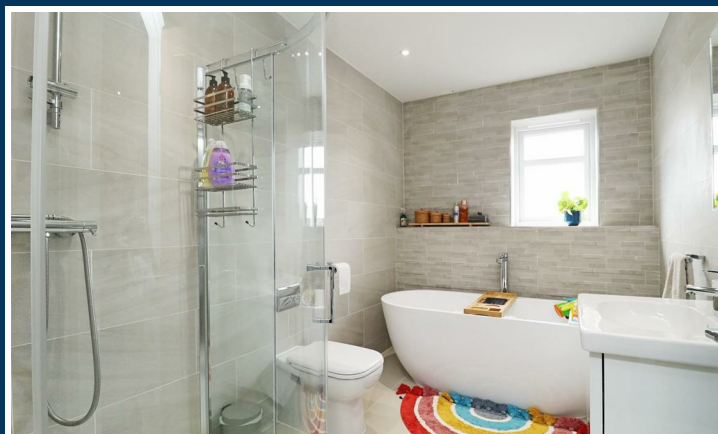
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TENURE

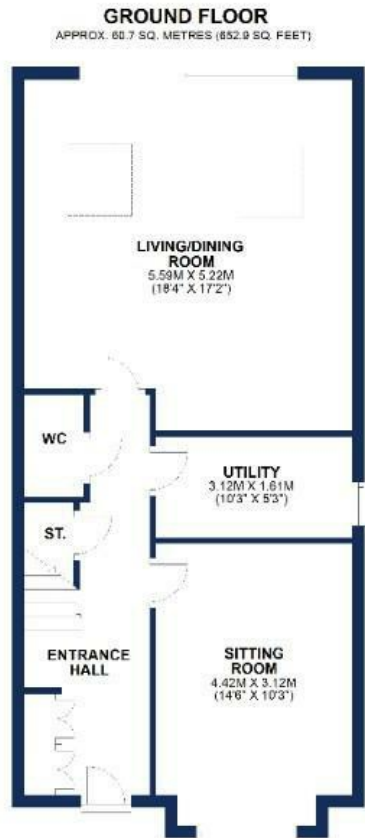
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

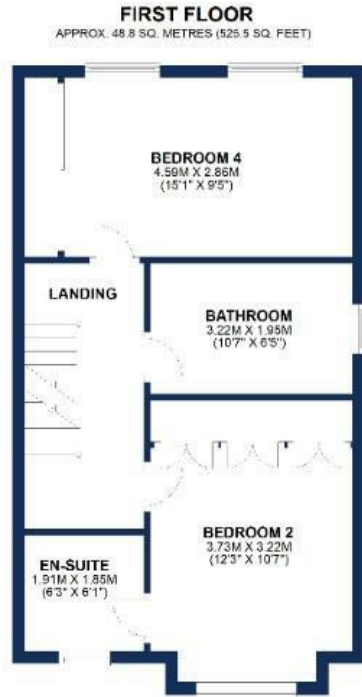
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 158.7 SQ. METRES (1708.6 SQ. FEET)
Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM