



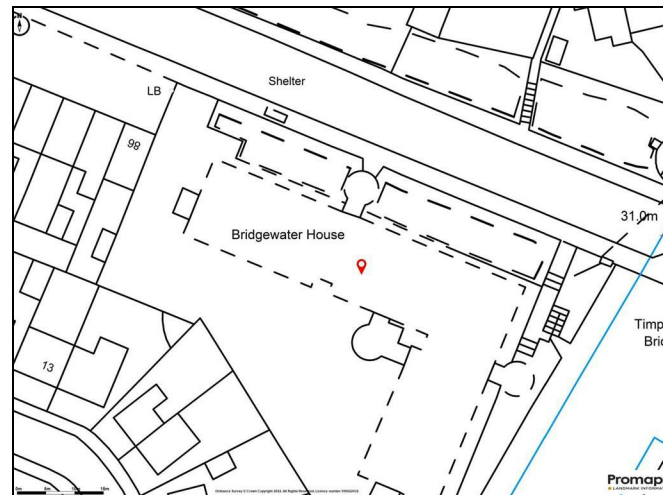
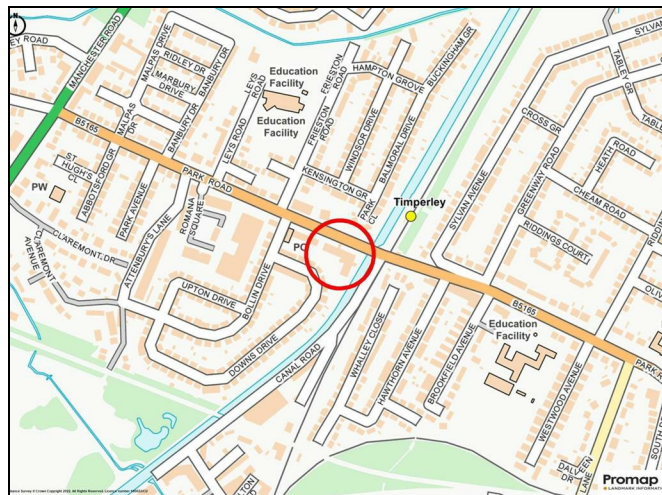
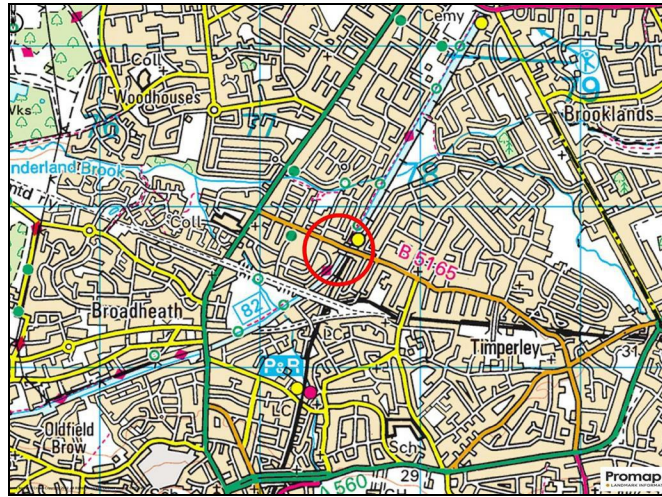
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INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	72
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

# 20 Bridgewater House, 88 Park Road Timperley, Altrincham, WA14 5BZ



**A STYLISHLY PRESENTED FIRST FLOOR APARTMENT WITH ALLOCATED PARKING IN A MOST CONVENIENT LOCATION WITH SCENIC CANAL WALKS, SHOPS AND TIMPERLEY METROLINK ON THE DOORSTEP. 658sqft.**

**Hall. Open Plan Living Room and Dining Kitchen. Two Double Bedrooms. Two Bath/Showers. Parking. Well Maintained Grounds.**

**£270,000**

# in detail



A stylish First Floor Modern Apartment in a supremely convenient location, with Timperley Metrolink and the A56 on the doorstep providing easy access into Timperley Village, Altrincham Town Centre, Manchester City Centre and Manchester Airport as well as being situated by the Bridgewater Canal for scenic walks.

The beautifully presented property enjoys high specification fixtures and fittings with the accommodation extending to 658 square feet providing an Entrance Hall, 300 square foot Open Plan Living Room and Dining Kitchen, in addition to Two fitted Double Bedrooms and Two Bath/Shower Rooms.

Externally, the Bridgewater House development is set within well maintained grounds with allocated Resident Parking.

Comprising:

Communal Entrance. Communal Hall with lift and staircase rising to all Floors. First Floor Landing with Private Entrance to Apartment 20.

Entrance Hall with wood finish flooring and doors providing access to the Living and Bedroom Accommodation. Double doors conceal a large walk in storage and cloaks cupboard which also houses plumbing for the washing machine.

Superbly sized 300 square foot Open Plan Living Room and Dining Kitchen. A stunning space with a continuation of the wood flooring throughout and having full width windows letting in an abundance of natural light and with ample Living and Dining space.

The Kitchen Area is fitted with an extensive range of grey, high gloss finish laminate fronted units with Silestone worktops over, including a peninsular unit with inset sink and breakfast bar. Integrated stainless steel oven, microwave, hob, extractor fan over and built in fridge, freezer and dishwasher.

There are Two excellent Double Bedrooms, both with wide window features and custom built furniture and bedside tables.

These Bedrooms are served by Two stylishly appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom, and both fitted with a white suite and chrome fittings and coordinating tiling to the walls and floor.

Externally, Bridgewater House is set within well maintained Gardens and there is a Reserved Parking Space which is numbered 20 to the rear of the property.

A stunning apartment in a well positioned development.

- Leasehold - 999 years from and including 01.01.2018 to and including 31.12.3016

- Council Tax Band D



Approx Gross Floor Area = 617 Sq. Feet  
= 57.4 Sq. Metres

