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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

73 Riverbrook Road

West Timperley, Altrincham, WA14 5YH



£450,000

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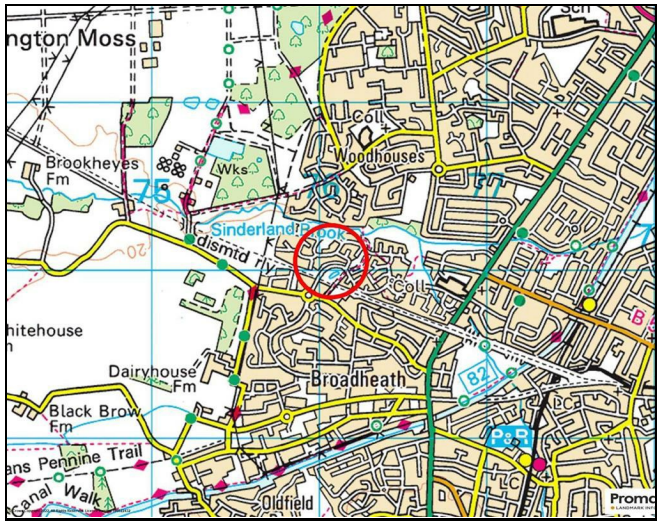
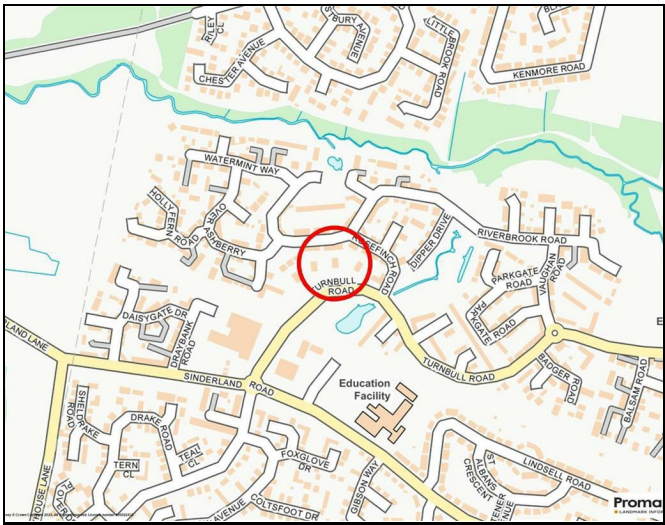
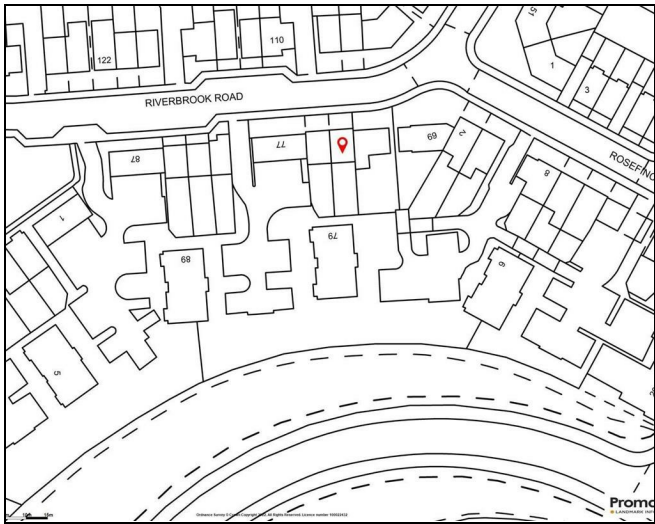
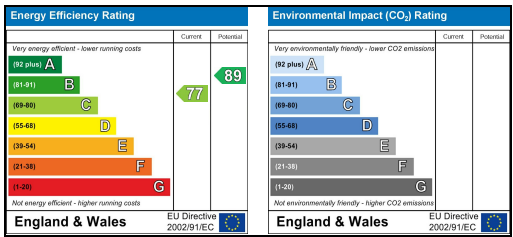


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A WELL APPOINTED TOWN HOUSE WITH SOUTH FACING GARDEN LOCATED ON THE DESIRABLE STAMFORD BROOK DEVELOPMENT, CLOSE TO TIMPERLEY METROLINK STATION AND THE RETAIL PARK. 1126sqft.

Hall. WC. Lounge. Dining Room/Study. Breakfast Kitchen. Three Bedrooms. Two stylish Bath/ Showers. Allocated Parking Space. Garage. South facing Gardens.



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.

in detail

A most appealing, modern Townhouse on the desirable Stamford Brook Development located within reasonable walking distance of Timperley Metrolink Station and the Retail Park.

The property offers extensive and versatile Accommodation arranged over Three Floors providing Two good Reception Rooms in addition to a Breakfast Kitchen and Three Bedrooms served by Two particularly well-appointed Bath/ Shower Rooms, one being En Suite to the Principal Bedroom.

There are neatly tended Garden Areas to the front and rear, the rear enjoying a South facing aspect and there is an allocated Parking space, accessed off Riverbrook Road providing off street Parking, positioned directly in front of the substantial Single Garage.

Comprising:

Entrance door to Hall with a window to the front and a spindled balustrade staircase with storage cupboards beneath returning to the First Floor. Solid wood flooring. Panelled doors give access to the Ground Floor Accommodation including double doors to the Dining Room.

Ground Floor WC.

Dining Room with a double glazed window to the front. Solid wood flooring and access via double doors from the Hall.

Breakfast Kitchen with double glazed windows and door enjoying an aspect of and giving access to the Gardens. The Kitchen is fitted with an extensive range of modern units with worktops over. Integrated stainless steel double oven, hob and extractor fan, further built-in fridge, freezer and dishwasher. Space for washing machine. Tiled floor.

First Floor Landing with a double glazed window to the front and a continuation of the staircase to the Second Floor. Solid oak flooring.

Lounge with French doors onto a Juliette Balcony to the rear, in addition to a window overlooking the Garden. Solid oak flooring.

Bedroom One with a double glazed window to the front. Built in desk, cupboards, drawers, display and shelving. Solid oak flooring.

Second Floor Landing with doors to further Bedroom Accommodation and an airing cupboard housing the gas central heating boiler and hot water cylinder. Solid oak flooring. Loft access point with pull down ladder to boarded Loft space.

Bedroom Two with a double glazed window to the front. Built in wardrobe with sliding doors. Solid oak flooring.

Principal Bedroom Three with a double glazed window to the rear. Built-in modern wardrobes, drawers and bedside units. Solid oak flooring.

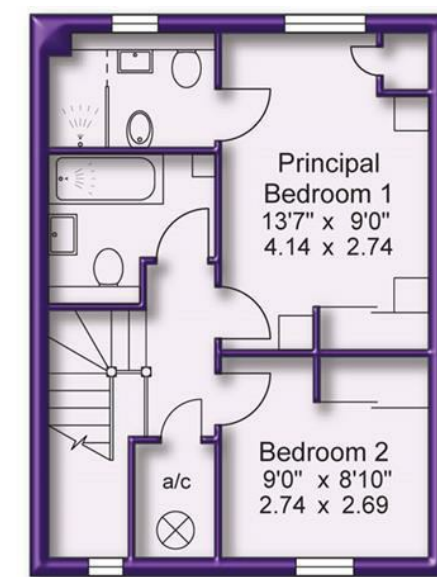
Door to the En Suite Shower Room, stylishly appointed with a contemporary suite in white with chrome fittings, providing an enclosed shower area with thermostatic shower and glazed folding doors, vanity unit wash hand basin, bidet and WC. Extensive tiling to the walls and floor. Double glazed window to the rear.

The Bedrooms are further served by the Family Bathroom, equally well appointed with a contemporary suite in white with chrome fittings, providing a bath with glazed shower screen and thermostatic shower, vanity unit wash hand basin with toiletry cupboards below and WC. Extensive tiling to the walls and floor.

To the rear of the property, accessed via Riverbrook Road there is an allocated Parking space providing off street Parking, positioned directly in front of the substantial Single Garage.

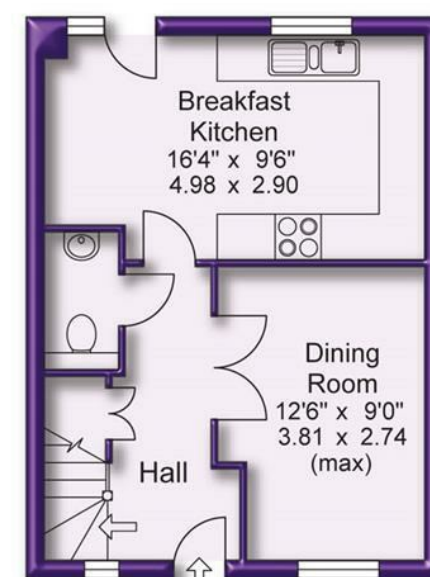
The Garden to the front of the property is laid to a neatly tended area of lawn. The Garden to the rear is South facing enjoying a sunny aspect and has a paved patio area, accessed via the Kitchen. The Garden is laid to lawn with well stocked borders and enclosed within timber fencing and brick walling. There is a gate giving access to the Parking area and Garage.

- Property and Parking Space Freehold - Garage is leasehold for the next 950+ years with a nominal 'peppercorn rent' fee that has, as yet, never been requested
- Council Tax Band D

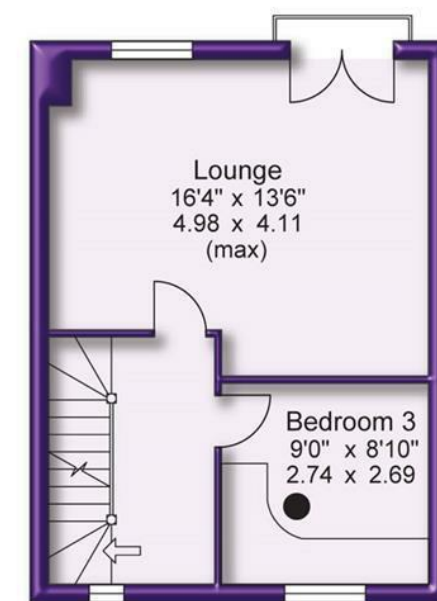


Second Floor

Approx Gross Floor Area = 1126 Sq. Feet
(exc. Garage) = 104.6 Sq. Metres



Ground Floor



First Floor