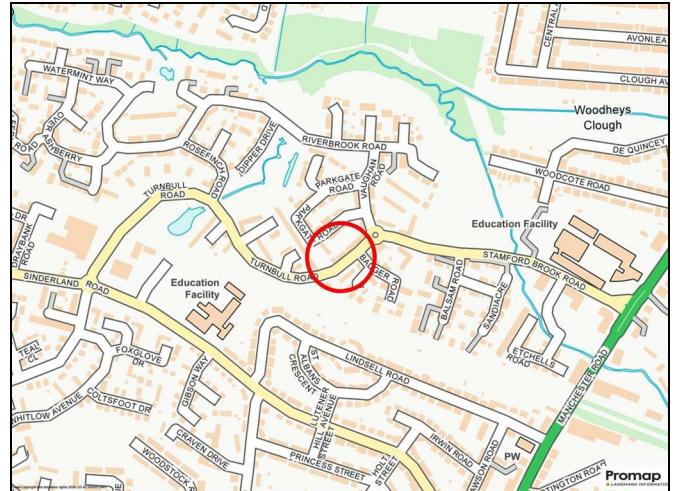
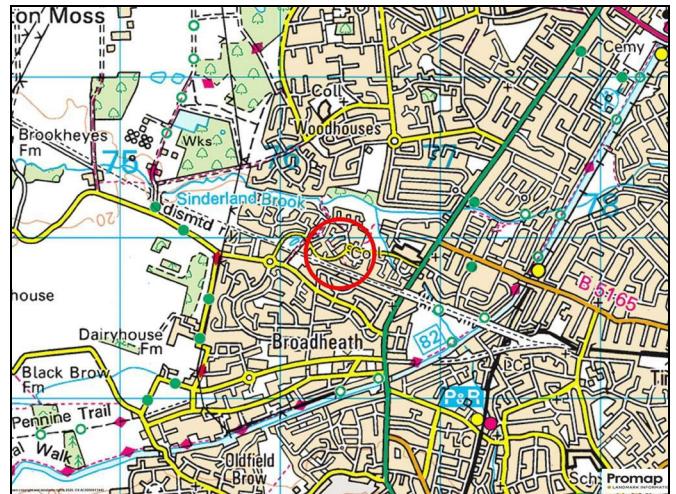


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**INDEPENDENT ESTATE AGENTS****location****energy efficiency**

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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
<i>Very energy efficient - lower running costs</i>			
(91 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 that 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****16 Turnbull Road****West Timperley, Altrincham, WA14 5UP**

**A RECENTLY REFURBISHED AND SUPERBLY PROPORTIONED TERRACED PROPERTY LOCATED ON THE POPULAR STAMFORD BROOK DEVELOPMENT CLOSE TO TIMPERLEY AND ALTRINCHAM CENTRES. 1341SQFT**

**Hall. WC. Lounge. Dining Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Parking Area. Single Garage. Gardens.**

**£500,000**[www.watersons.net](http://www.watersons.net)[www.watersons.net](http://www.watersons.net)



An immaculately presented and superbly sized three storey Terrace property located on the highly popular Stamford Brook Development located close to excellent Schools, Waitrose Supermarket, the Metrolink and Timperley and Altrincham Centres.

The well presented property is arranged over Three Floors and extends to 1341 square feet, providing a Hall, WC, Lounge and Dining Kitchen to the Ground Floor and there are Four Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.



Externally, there is a parking space in front of a Single Garage and there are well maintained Gardens to the front and rear elevations.

Comprising:

Entrance Hall with doors providing access to the Ground Floor Living Accommodation. A staircase rises to the First Floor. Access to useful under stairs storage.

Ground Floor WC fitted with a white suite and chrome fittings, providing a wash hand basin with built in storage and a WC. Tiling to the sink area. Opaque window to the front elevation.

Lounge with window to the front elevation. Coved ceiling.

Dining Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a double oven, four ring gas hob and extractor fan over. There is space and plumbing for additional kitchen appliances. Tiled floor. Window to the rear elevation enjoying views over the gardens and French doors overlook and provide access to the same.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom. Large airing cupboard housing the hot water and central heating system.

Bedroom One with window to the front elevation. Built in wardrobes providing hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed folding door, wash hand basin and WC. Tiling to the walls. Chrome finish heated towel rail.

Bedroom Two with window to the rear elevation. Built in wardrobe providing hanging and storage space.

Bedroom Three is a Single Room with window to the front elevation.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with thermostatic shower over with dual attachments and glazed screen, wash hand basin and WC. Tiling to the walls. Chrome finish heated towel rail. Opaque window to the rear elevation.



Second Floor Landing with access to Bedroom Four, a fantastic sized room located under the eaves of the property with attractive sloping ceilings, and two large inset double glazed skylight windows. Access to a deep walk in under eaves storage cupboard.

Externally, there is a Parking space in front of a Single Garage to the rear of the property accessed via Parkgate Road. The Gardens are well maintained and to the rear there is a paved patio area adjacent to the back of the house, accessed via the French doors from the Dining Kitchen. Beyond, the Garden is laid to lawn and enclosed within timber fencing. A gate provides access to the parking area and Garage.



- Property is Freehold but the Garage is Leasehold 999 years from 1 January 2004  
- Council Tax Band D



Approx Gross Floor Area = 1498 Sq. Feet  
(inc. Garage) = 139.2 Sq. Metres  
Approx Gross Floor Area = 1341 Sq. Feet  
(exc. Garage) = 124.6 Sq. Metres

