



*jordan fishwick*

**WEST TIMPERLEY**  
11 Etchells Road





# 11 Etchells Road, West Timperley, WA14 5AA

£188,500



## The Property

NO ONWARD CHAIN. This exceptional and beautifully presented one double bedroom first floor apartment extends to 494 sqft. approx. and is presented to an exacting standard throughout. Perfect for first time buyers and young professionals

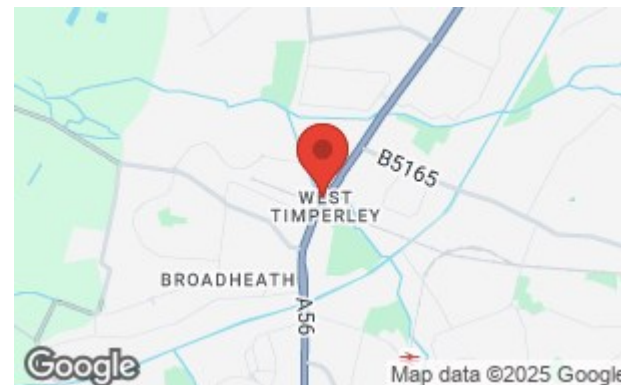
This stylish and modern development is located within proximity of Altrincham Town Centre and provides easy access to Manchester City Centre via the metro link, which is a short walk and the extensive motorway network. The property is further enhanced by the residents car park with allocated parking and visitor bays, as well as lift access.

The accommodation comprises; entrance hall, open plan kitchen living area with a feature picture style window providing an abundance of natural light throughout. The fitted kitchen benefits from a range of integrated appliances. An excellent sized double bedroom and bathroom with three piece suite completes the internal accommodation.

Great location, ready to move into and not to be missed!

## Directions

WA14 5AA



- No Onward Chain
- Leasehold 250 Year Lease From 2018
- Allocated Parking
- Service Charge £1,752 pa.a.
- Ground Rent £150 p.a.
- First Floor Apartment
- Immaculately Presented
- Open Plan Living
- Intercom Entry System
- Lift Access

Postcode - WA14 5AA

EPC Rating - B

Floor Area - 494.00 sq ft

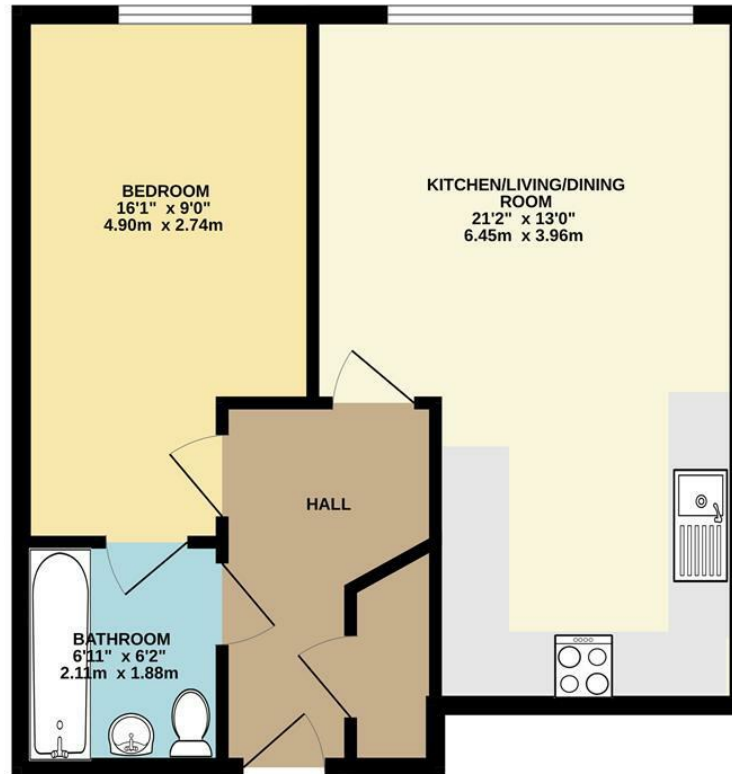
Local Authority - Trafford

Council Tax - C





GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 494sq.ft. (45.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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