



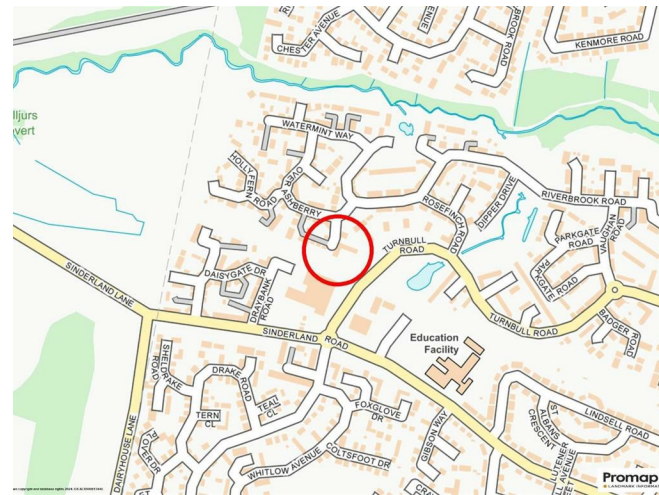
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INDEPENDENT ESTATE AGENTS

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

Apartment 4, 11 Pineacre Close

West Timperley, Altrincham, Cheshire, WA14 5YE



AN IMPRESSIVE TWO DOUBLE BEDROOMED MODERN FIRST FLOOR APARTMENT LOCATED WITHIN THE POPULAR STAMFORD BROOK DEVELOPMENT. LOVELY MODERN INTERIOR. ALLOCATED PARKING.

HALL. OPEN PLAN LIVING ROOM AND DINING KITCHEN. TWO DBL BEDROOMS. BATHROOM. ALLOCATED PARKING. COMMUNAL GARDENS.

CONTACT SALE 0161 973 6688

£210,000

in detail



A Superbly proportioned and well-appointed Two Double Bedroomed First Floor Apartment.

The property is located on the ever popular Stamford Brook Development and close to excellent schools, Waitrose Supermarket, Metrolink and Timperley and Altrincham Centres.

The position is set back from the road in a block of just 6 Apartments and offers a spacious Open Plan Living Room and Dining Kitchen, Two good-sized Double Bedrooms served by a well-appointed Bathroom

Comprising:

Communal Entrance and Hall with Entrance to Apartment 4

Spacious Hall with cloaks and storage cupboards off and panelled doors to the accommodation.

200 sq ft Open Plan Living Room and Dining Kitchen. The lounge having a uPVC double glazed window then open to the Dining Kitchen. Polished tiled floor.

The Kitchen is fitted with a range of modern base and eye-level units with worktops over with inset stainless steel sink unit with mixer tap. Integrated, stainless steel oven hob and extractor fan over. Space suitable for a tall fridge freezer unit. Space and plumbing suitable for a washing machine. Cupboard housing the gas fire central heating boiler. Continuation of the tiled flooring.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the rear.

Bedroom Two, another good double room having a uPVC double glazed window to the rear.

Bathroom, fitted with a white suite with chrome fittings, providing a double ended bath with central chrome mixer taps and shower over with fitted shower screen. Enclosed cistern wc with vanity sink unit. Wall mounted heated chrome towel rail radiator. Opaque uPVC double glazed window to the side,

Externally, to the front of the property there is one Parking Space reserved for the Apartment in addition to Visitor Parking Spaces.

There are lawned Communal Garden Areas surrounding the building.

A lovely Apartment on this popular Development.

- Leasehold - 125 years from 2005
- Council Tax Band B



Approx Gross Floor Area = 628 Sq. Feet
= 58.3 Sq. Metres

