



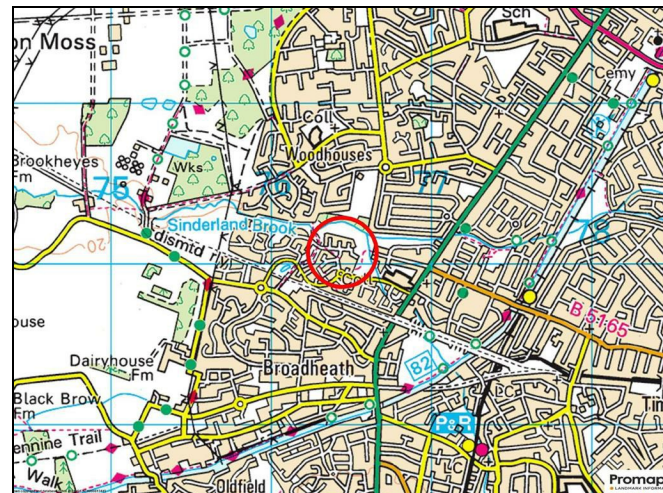
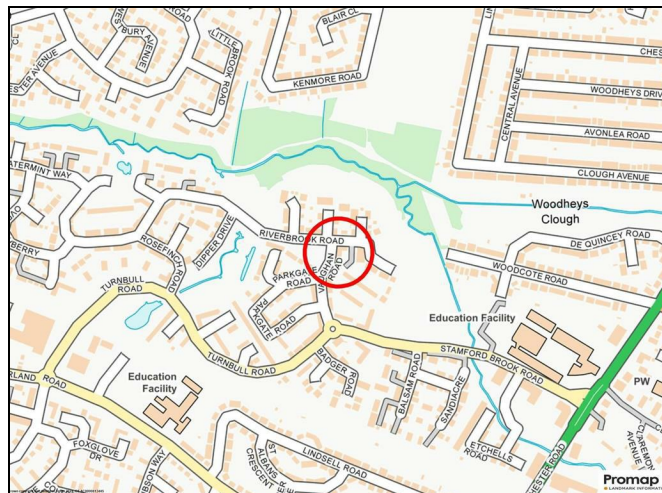
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INDEPENDENT ESTATE AGENTS

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		81	81
(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 the 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

Flat 2, 4 Thurcaston Road West Timperley, Altrincham, WA14 5XG



A STYLISH, COMPREHENSIVELY UPGRADED AND IMPROVED, TWO BEDROOMED GROUND FLOOR APARTMENT ON THE POPULAR STAMFORD BROOK DEVELOPMENT CLOSE TO ALTRINCHAM TOWN CENTRE. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS. REPLACEMENT BOILER.

Hall with storage. Open Plan Living/Dining Kitchen with French doors. Brand new Kitchen with appliances. Two Bedrooms. Shower room. Allocated Parking Space. COUNCIL TAX BAND - B

CONTACT SALE 0161 973 6688

£230,000

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in detail



A Stylish, Comprehensively upgraded and improved, Two Bedroomed Ground Floor Apartment.

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

The property has recently been refurbished to a Contemporary design theme and includes re fitted Kitchen and Bathroom fittings, replacement gas central heating boiler, full redecoration and replacement floor coverings.

Comprising:

Communal Entrance and Hall with Entrance to Apartment 2

Spacious Hall with cloaks and storage cupboard off, which also houses the gas central heating boiler. Panelled doors to the accommodation.

Open Plan Living Room and Dining Kitchen. The lounge having a double glazed window to the side and a set of timber double glazed French doors onto a patio. Open to the Dining Kitchen.

The Kitchen is literally brand new! Fitted with an extensive range of modern handle less base and eye-level units with worktops over with inset sink unit with mixer tap. Integrated oven with induction hob and extractor fan over. Integrated fridge freezer, dishwasher and washing machine. Timber double glazed windows. Inset spotlights.

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

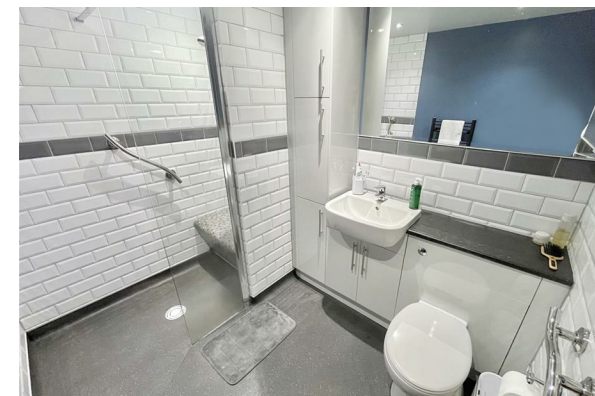
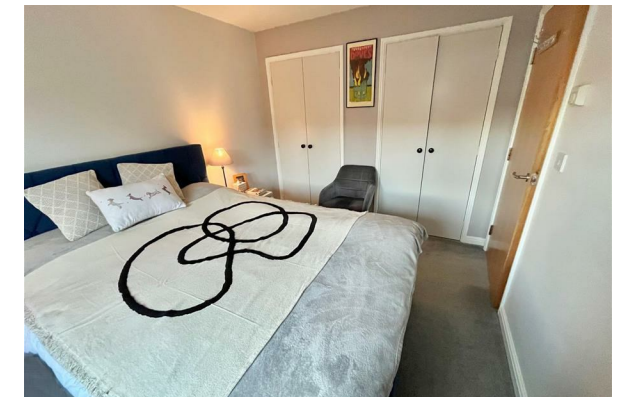
Bedroom Two, having a timber double glazed window to the side.

Shower room. Re fitted with a suite comprising of wet room style shower with mosaic tiled seat and thermostatic shower. Built in bathroom cabinets with enclosed cistern WC and vanity sink unit. Wall mounted heated towel rail radiator.

Externally, 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 superb upgraded apartment!



Approx Gross Floor Area = 617 Sq. Feet
= 57.3 Sq. Metres

