



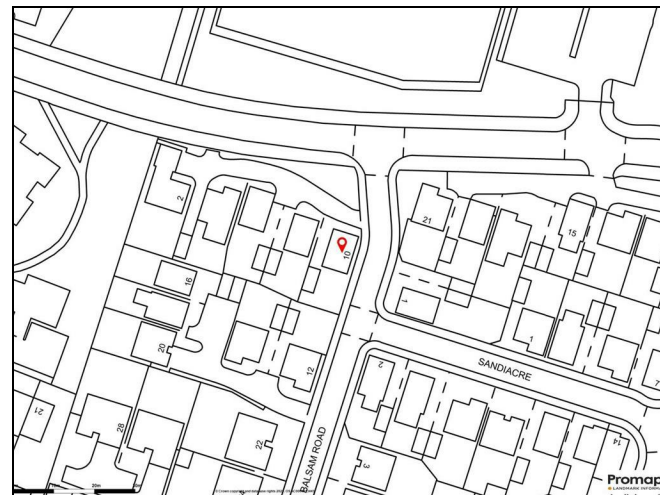
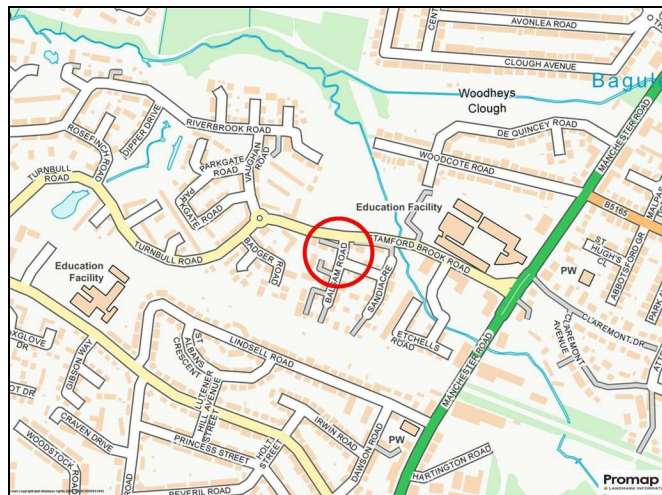
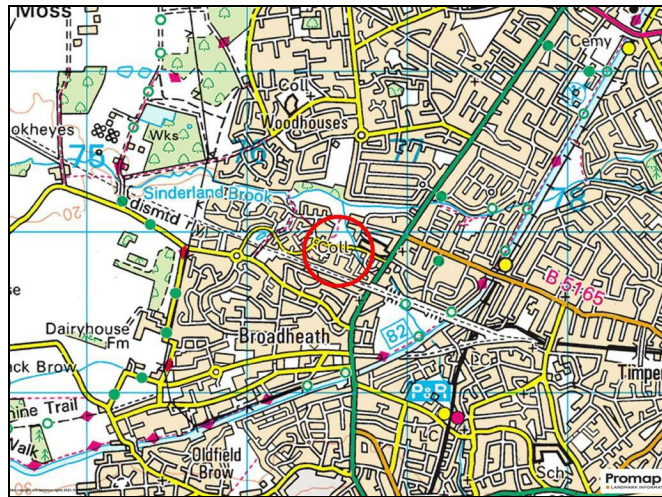
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INDEPENDENT ESTATE AGENTS

## 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	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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 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

## 10 Balsam Road West Timperley, Altrincham, WA14 5DR



**A SUPERBLY PROPORTIONED AND ATTRACTIVELY DESIGNED FOUR BEDROOMED DETACHED FAMILY HOME LOCATED ON THE EVER POPULAR STAMFORD BROOK DEVELOPMENT. STYLISH MODERN INTERIOR. AMPLE DRIVEWAY PARKING. DETACHED GARAGE.**

**Hall. WC. Large Lounge. Dining Kitchen. Four Bedrooms. Two Baths/Shower, one En Suite. Driveway. Det Garage. Lovely enclosed garden.**

**CONTACT SALE 0161 973 6688**

**£625,000**

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# in detail



A superbly proportioned Four Bedroomed Detached which offers excellent family accommodation.

The property forms part of the Redrow 'Heritage Design' with attractive design details.

The location is ideal, being on this popular development conveniently positioned for easy access on the A56 to Manchester City Centre travelling north, and Altrincham Town Centre travelling south, and is within easy reach of the Metrolink System on Park Road and Timperley Village beyond.

In addition to the accommodation there is ample driveway parking and a Detached Garage.

An internal viewing will reveal:

Entrance Hall, having an opaque, glazed front door. Staircase rises to the First Floor with useful understairs storage cupboard. Doors then provide access to the Lounge, Ground Floor WC and Dining Kitchen.

Lounge. An excellent-sized Reception Room, having a uPVC double glazed window to the front elevation.

Ground Floor WC, fitted with a low-level WC. Corner wall-hung wash hand basin. Opaque, uPVC double glazed window to the front elevation.

A superb, large Family Dining Kitchen with plenty of space for a table. The Kitchen itself is fitted with an extensive range of modern base and eye-level units with chrome polished handles and worktops over with inset one and a half bowl stainless steel sink unit with mixer tap. Built-in, stainless steel fronted AEG oven with integrated microwave oven above. Four ring gas hob with stainless steel and glass extractor hood over. Integrated dishwasher. uPVC double glazed window to the rear elevation overlooking the Gardens. Inset spotlights to the ceiling. Door opens to Utility cupboard which has space and plumbing suitable or a washing machine.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Doors then open to the Four Bedrooms, Family Bathroom and airing cupboard which houses the gas central heating boiler. Loft access point.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes. Door opens to the En Suite Shower Room.

En Suite Shower Room fitted with a suite comprising of double-width shower enclosure with thermostatic shower, wall-hung wash hand basin, WC. Wall-mounted, heated, polished chrome towel rail radiator. Part-tiled walls. Opaque. uPVC double glazed window to the side elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window



to the rear elevation providing views over the Garden. Built-in wardrobes with sliding doors.

Bedroom Three, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Four, having a uPVC double glazed window to the front elevation.

The Family Bathroom is fitted with a suite comprising of panelled bath with thermostatic shower over and fitted glass shower screen, WC, wall-hung wash hand basin. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the side elevation. Tiled floor. Part-tiled walls. Inset spotlights to the ceiling.

Outside to the front, the property is approached via a paved Driveway providing ample off street parking, this continues the full length down the side of the property leading to the Detached brick-built Garage.

The Gardens to the rear of the property enjoys lovely South facing aspect which has a paved Patio Area leading to main area of lawn.

Always a popular place to live!



Approx Gross Floor Area = 1173 Sq. Feet  
= 109.0 Sq. Metres

