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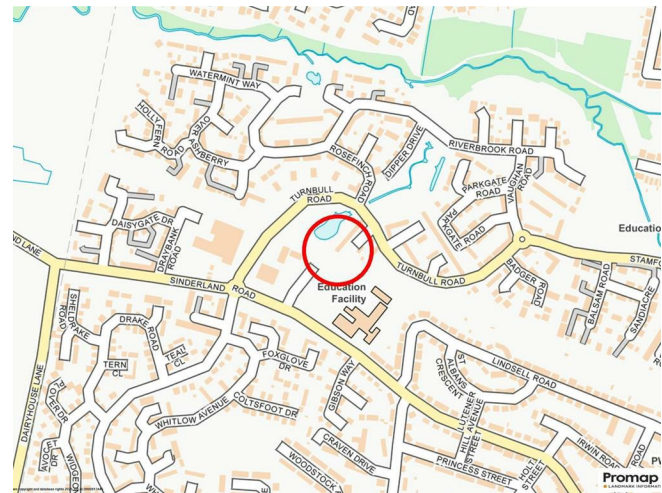
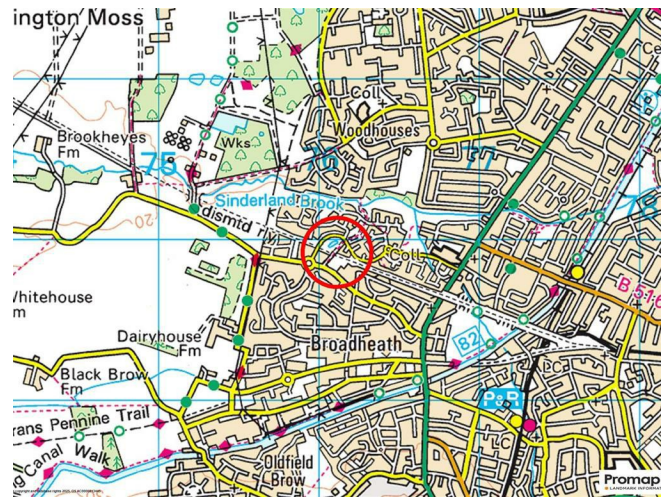
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INDEPENDENT ESTATE AGENTS

# 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			87
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

## 23 Turnbull Road

West Timperley, Altrincham, WA14 5UP



A SUPERBLY PROPORTIONED FOUR BEDROOMED DOUBLE FRONTED FAMILY HOME ON THE POPULAR STAMFORD BROOK CLOSE TO TIMPERLEY AND ALTRINCHAM. THREE RECEPTION ROOMS.DOUBLE GARAGE. LOVELY GARDENS.

HALL. WC. LOUNGE. DINING ROOM. SITTING ROOM. KITCHEN. UTILITY ROOM. FOUR GOOD SIZE BEDROOMS. TWO BATH/SHOWERS - ONE EN SUITE. DOUBLE GARAGE + TWIN DRIVEWAY. LOVELY ENCLOSED GARDEN.

CONTACT SALE 0161 973 6688

£550,000

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in detail



A Superbly proportioned Four Bedroomed double fronted Family Home situated on the popular Stamford Brook Development

Stamford Brook is ideally positioned within convenient reach of Altrincham Town Centre and the Metrolink at Timperley and within easy reach of the Motorway Networks.

The property is one of the larger designs of its type with three reception rooms, four good sized bedrooms and two bathrooms.

Unlike many of the other houses this property comes with a twin driveway and a Double Garage located to the rear.

The position of this property is lovely, being on a small walkway facing out onto a small woodland/green area.

An internal inspection will reveal:

Entrance Hall. Having opaque, glazed front door. Spindled staircase rises to the First Floor. Doors then open to the Lounge, Dining Room, Ground Floor WC and Kitchen.

Dining Room. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation.

Lounge. An excellent-sized Reception Room, having a double glazed, square bay window to the front elevation. Double doors then open to the Sitting Room.

Sitting Room. Another good-sized Reception Room, having a double glazed, square bay window to the rear elevation providing views over the Garden. Door through to the Kitchen.

The Kitchen is fitted with a range of modern base and eye-level units with chrome handles and worktops over with inset, stainless steel sink unit and 'Spray' mixer tap. Stainless steel fronted electric oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. Double glazed window to the rear elevation overlooking the Gardens. Wall-mounted, gas central heating boiler concealed within one of the cupboards. Tiled floor. Double glazed door opens to the Gardens. Opening into the Utility Room.

Utility Room, having a fitted base unit with worktop over and inset stainless steel sink unit with mixer tap. Space and plumbing suitable for a washing machine. Continuation of the tiled floor.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Doors then provide access to the Four Bedroom and Family Bathroom. Loft access point.

Bedroom One. A superb, large Double Bedroom, having a double glazed window to the front elevation. Two sets of built-in wardrobes. Door through to the En Suite Shower Room.

En Suite Shower Room fitted with a suite and comprising of enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Opaque, double glazed window to the front elevation.

Bedroom Two. Another good-sized Double Bedroom, having a double glazed window to the front elevation.

Bedroom Three. Another good-sized Double Bedroom, having a double glazed window to the rear elevation providing views over the Garden. Built-in wardrobe.

Bedroom Four. Still a good-sized Bedroom, having a double glazed window to the rear elevation overlooking the Gardens.

The Family Bathroom is fitted with a suite and comprises of panelled bath with shower mixer attachment, wash hand



Approx Gross Floor Area = 1289 Sq. Feet  
= 119.7 Sq. Metres

