



APARTMENT 4, STONEBROOK II | ETCHELLS ROAD | WEST TIMPERLEY

£250,000

A superbly proportioned modern apartment in an ideal location which needs to be seen to be appreciated. The accommodation briefly comprises secure communal entrance hall with lift and stairs to all floors. The apartment is positioned on the ground floor and features a private entrance hall with plenty of storage, impressive full depth open plan living dining kitchen overlooking the gardens to the side, two double bedrooms and contemporary bathroom/WC. Externally there is allocated residents parking. A superb apartment and viewing is highly recommended.

POSTCODE: WA14 5AA

DESCRIPTION

Stonebrook was constructed in 2017 and is adjacent to the popular Stamford Brook and offers a mixture of family homes and quality contemporary apartments.

This property forms part of the apartment building which is approached via a secure communal entrance hall with lift and stairs to all floors. This particular apartment is situated on the ground floor and is approached via a private entrance hall with ample storage space and leading onto the impressive full depth open plan living dining kitchen. There is ample space for living and dining suites and the kitchen is fitted with a comprehensive range of cream high gloss units and has a full range of integrated appliances. There are picture windows overlooking the gardens to the side and the accommodation is completed by the two double bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings by Porcelanosa.

Externally there is access to communal gardens to the side and the property benefits from one allocated parking space.

The location is ideal lying within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley Metrolink station on Park Road and access to the surrounding network of motorways.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

SECURE COMMUNAL ENTRANCE HALL

Lift and stairs to all floors.

GROUND FLOOR

ENTRANCE HALL

Hardwood front door. Laminate flooring. Radiator. Telephone point. Double doors to large storage cupboard. Additional storage cupboard. Video entry system.

OPEN PLAN LIVING DINING KITCHEN

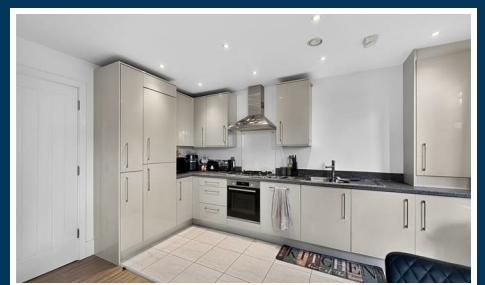
22'6" x 11'2" (6.86m x 3.40m)

Running the full depth of the property is this impressive open plan space with ample room for living and dining suites and with picture windows to the side overlooking the communal gardens. The kitchen is fitted with a comprehensive range of cream high gloss units with contrasting work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 5 ring gas hob with stainless steel extractor hood. Integrated fridge freezer, dishwasher and washing machine. Tiled floor to the kitchen area. Laminate flooring to the living space. Recessed low voltage lighting. Extractor fan. Cupboard housing combination gas central heating boiler. Double glazed window to the front. Television/telephone/data point.

BEDROOM 1

12'2" x 10'3" (3.71m x 3.12m)

Picture double glazed window to the front. Radiator.



BEDROOM 2

12'2" x 9'4" (3.71m x 2.84m)

Picture double glazed window to the front. Radiator.

BATHROOM

8'3" x 6'2" (2.51m x 1.88m)

Fitted with a white suite with chrome fittings for Porcelanosa and comprising a panelled bath with mains shower over, wash hand basin and WC. Part tiled walls. Tiled floor. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.

OUTSIDE

Residents allocated parking. Communal gardens to the side.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Band "D"

TENURE

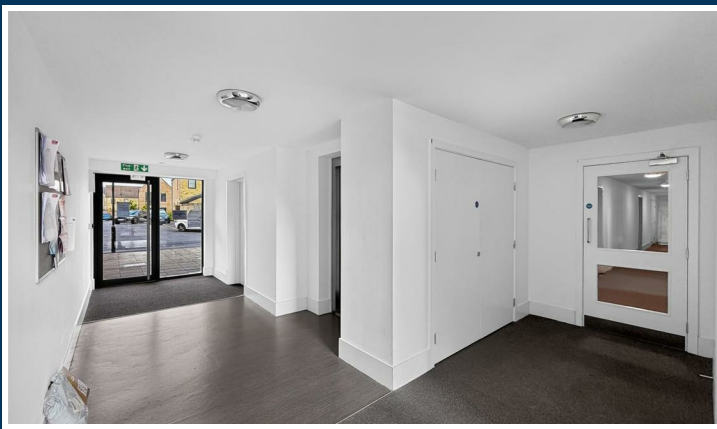
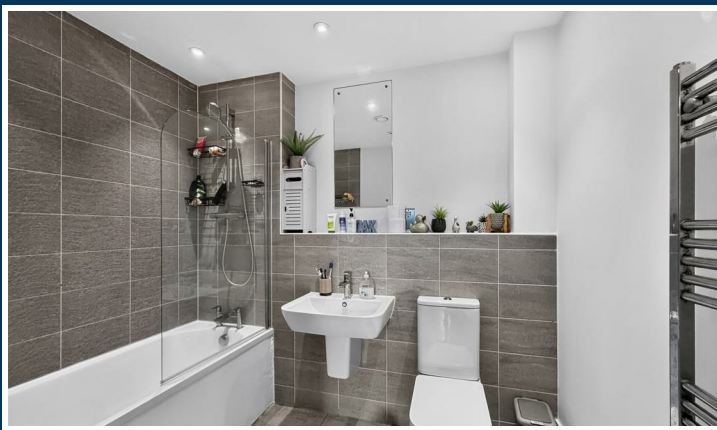
We are informed the property is held on a Leasehold basis for the residue of 250 year commencing 01/01/2018 and subject to a Ground Rent of approximately £130.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

The service charge is currently set at approximately £154.00 per calendar month and includes heating, cleaning, lighting of common parts plus window cleaning and buildings insurance.

NOTE

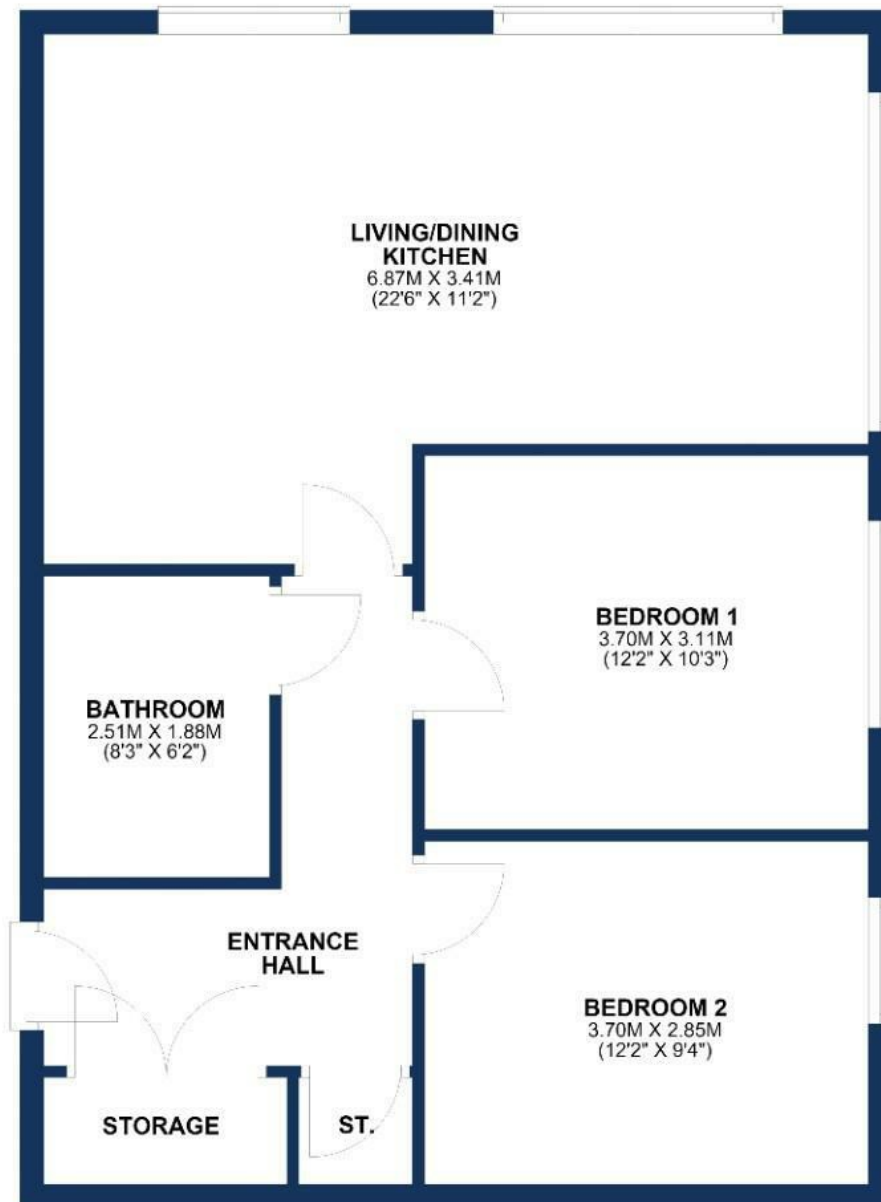
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 65.8 SQ. METRES (708.2 SQ. FEET)



TOTAL AREA: APPROX. 65.8 SQ. METRES (708.2 SQ. FEET)

Floorplan for illustrative purposes only



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