



HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net



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 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

9 Mountsorrel Road

West Timperley, Altrincham, Cheshire, WA14 5XL



A SPACIOUS MODERN TOWNHOUSE LOCATED ON A QUIET CUL-DE-SAC WITHIN THE POPULAR STAMFORD BROOK DEVELOPMENT CLOSE TO TIMPERLEY METROLINK STATION AND THE RETAIL PARK. 1430SQFT

HALL. OPEN PLAN LIVE IN DINING KITCHEN. UTILITY. WC. LOUNGE. FOUR BEDROOMS. THREE BATH/SOWER ROOMS. PARKING. GARAGE. GARDENS. NO CHAIN.

£515,000

www.watersons.net

www.watersons.net

in detail



A spacious modern Townhouse in a quiet cul-de-sac positioned on the impressive Stamford Brook development, within reasonable walking distance of Timperley Metrolink Station and the Retail Park and close to local schools and Altrincham Town Centre.

The well presented property is arranged over Three Floors, with the accommodation extending to some 1430 square feet, providing a spacious Entrance Hall, Open Plan Live In Dining Kitchen, Utility and WC to the Ground Floor and over the Two Upper Floors there is a First Floor Lounge and Four Bedrooms served by Three Bath/Shower Rooms.

Externally, there is off road Parking, a Garage situated immediately adjacent to the property and, to the rear, a lawned Garden with patio area. The property benefits from an adjoining Garage and Driveway offering the potential for an Electric Vehicle (EV) charging point to be installed, should the new owner wish.

This property is offered for sale with no chain and could be moved into with a minimum of fuss.

Comprising:

Spacious Entrance Hall with spindle balustrade staircase rising to the First Floor. Built in cloaks. A door provides access to the Ground Floor Living Accommodation. Solid wood flooring.

Open Plan Live In Dining Kitchen. To the Living and Dining Areas, French doors overlook and provide access to the Gardens to the rear. Additional window to the side elevation.

The Kitchen Area is fitted with an extensive range of white high gloss base and eye level units with worktops over, inset into which is a stainless steel sink unit with mixer tap over. Integrated appliances include a double oven, microwave oven, five ring gas hob with extractor fan over and dishwasher. There is space for an American style fridge freezer and wine cooler. Tiled floor. Window to the front elevation.

Utility Room with built in units with worktops over and there is space and plumbing for a washing machine and tumble dryer. Inset stainless steel sink with mixer tap over and tiled splash back. Tiled floor.

Ground Floor WC fitted with a white suite and chrome fittings, providing a wash hand basin and WC. Tiled floor. Opaque window to the rear elevation. Wall mounted gas central heating boiler. Inset mirror.

To the First Floor Landing there is access to a Lounge, Two Bedrooms and a Family Bathroom.

Lounge with three windows to the front elevation. Wood flooring.

Bedrooms Three and Four enjoy a rear aspect overlooking the Gardens.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath, wash hand basin and WC. Tiling to the walls and floor. Opaque window to the side elevation.

The Second Floor Landing is located under the eaves of the property leading to Principal and Guest Bedrooms with attractive sloping ceiling heights.

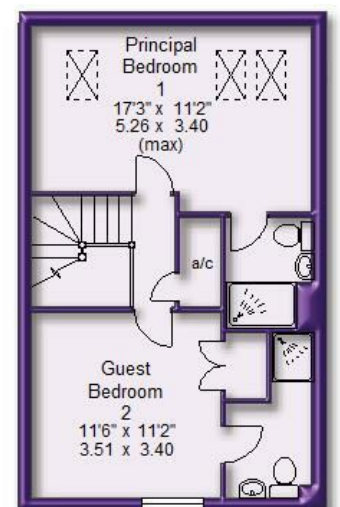
Principal Bedroom One with three skylight windows to the rear elevation. Loft access point.

This Bedroom is served by an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding door, wash hand basin and WC. Tiling to the shower and sink areas. Tiled floor.

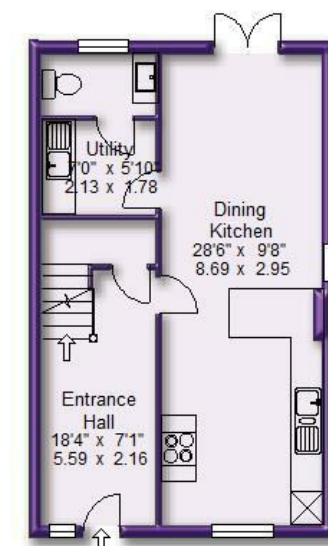
Bedroom Four with a window to the front elevation. Built in double wardrobe provides excellent hanging and storage space.



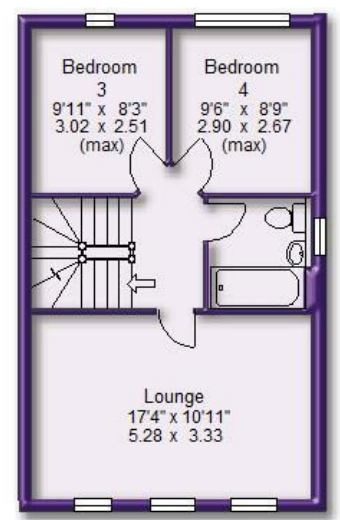
Approx Gross Floor Area = 1453.5 Sq. Feet
= 134.7 Sq. Metres



Second Floor



Ground Floor



First Floor