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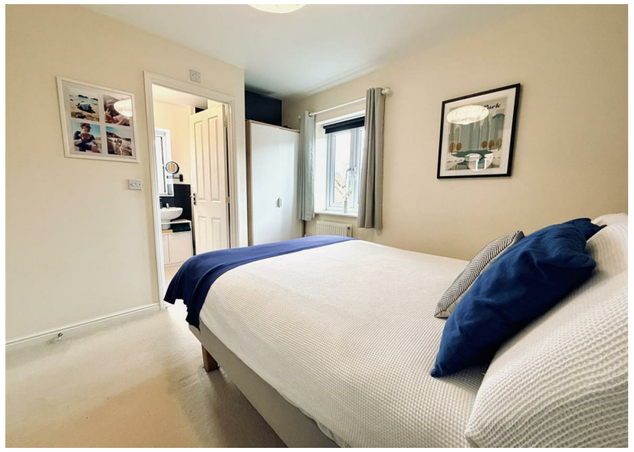

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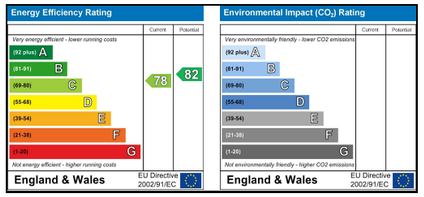
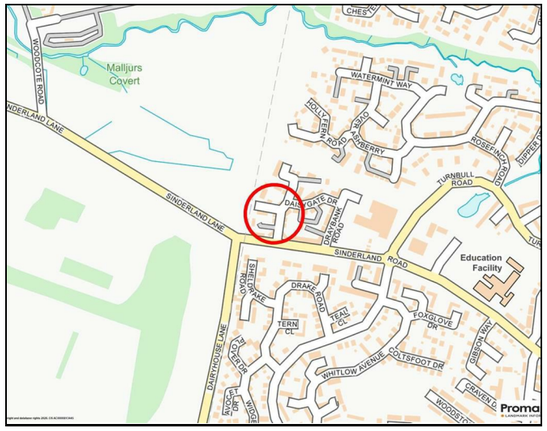
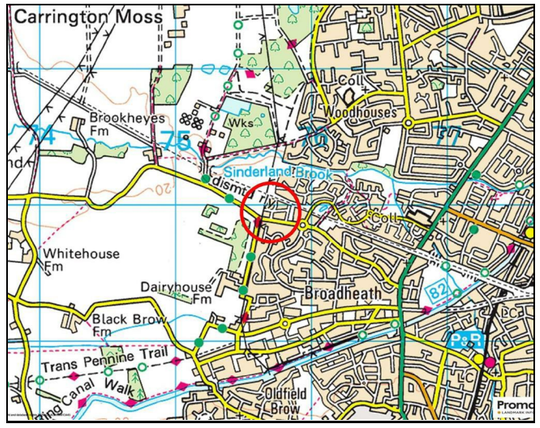
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)







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.

overview

A BEAUTIFULLY PRESENTED AND EXTENDED SEMI DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS WITH WEST FACING GARDEN ON THE POPULAR STAMFORD BROOK DEVELOPMENT CLOSE TO ALTRINCHAM TOWN CENTRE. 1396 SQFT

Hall. WC. Lounge. Dining Kitchen. Five Bedrooms. Two Bath/Shower Rooms. Driveway. Garage. West facing Garden.

in detail

A beautifully presented and extended Semi Detached family home located on the popular Stamford Brook Development which has been built as a joint venture with the National Trust designed to adhere to high environmental standards creating a community where resource and energy efficiency is a priority.

Stamford Brook is ideally positioned within convenient reach of Altrincham Town Centre, excellent Schools, the Metrolink at Timperley and being within easy reach of the motorway networks serving the region and having Waitrose and Stamford Brook Community Woodland within a short distance of the property.

The stylish property is arranged over Three floors with the accommodation extending to some 1396 square feet providing a Hall, WC, Lounge and impressive Open Plan Dining Kitchen to the Ground Floor and there are Five Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.

Externally, there is a Single Garage and parking space accessed off Heathermount and to the rear a landscaped Garden, designed with low maintenance in mind, featuring a paved patio and AstroTurfed lawn, enjoying a desirable West facing aspect.

Comprising:

Entrance Hall with doors providing access to the Ground Floor living accommodation. A staircase rises to the First Floor Landing.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the sink area.

Lounge with bay window to the side elevation. Additional window to the front elevation.

Impressive Open Plan Dining Kitchen with part vaulted ceiling with two inset Velux windows and bi-fold doors overlook and provide access to the gardens to the rear.

The Kitchen Area is fitted with an extensive range of contemporary base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. The units incorporate an island unit with space for breakfast bar stools. Integrated appliances include an oven, microwave combination oven, hob, extractor fan, fridge, freezer, dishwasher and washing machine. Additional window to the side elevation.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom. Built in airing cupboard. A staircase rises to the Second Floor Landing.

Bedroom One with window to the side elevation. This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing a shower cubicle with electric shower, wash hand basin and WC. Tiling to the sink and shower areas. Opaque window to the front elevation.

Bedroom Two with window to the rear enjoying views over the gardens.

Bedroom Three enjoys a dual aspect with windows to the side and front elevations. Built in airing cupboard.

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

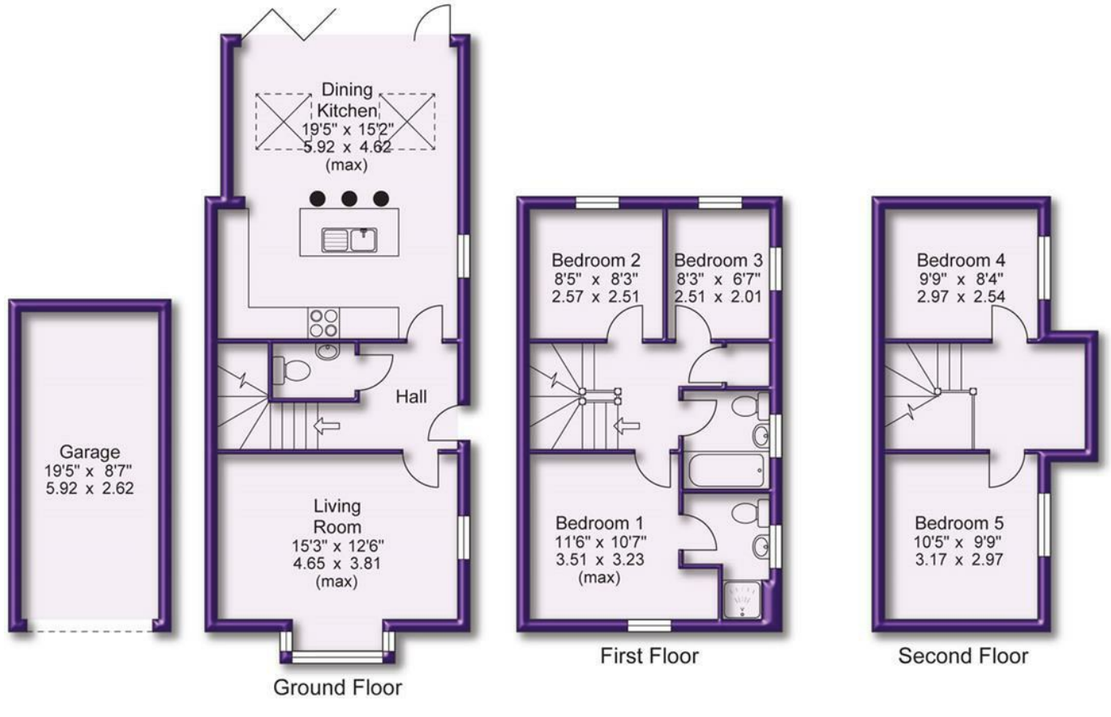
To the Second Floor, there is a generous Landing with access to Bedrooms Four and Five, both located under the eaves of the property and with windows to the front elevation.

Externally, there is a Single Garage with parking space accessed via Heathermount.

To the rear, is a landscaped Garden, designed with low maintenance in mind, with a paved patio area adjacent to the back of the house, accessed via the bi-fold doors from the Open Plan Dining Kitchen. Beyond, the Garden is enclosed laid to AstroTurf and enclosed within timber fencing with a gate providing a right of access and leads to the Garage and Parking area. Power point. Hot and cold water tap.

The Garden is West facing therefore enjoys the afternoon and early evening sun.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1404 Sq. Feet
(inc. Garage) = 130.5 Sq. Metres

Approx Gross Floor Area = 1234 Sq. Feet
(exc. Garage) = 114.7 Sq. Metres