Thompson's Estate Agents

Apartment 1, 439 Stockport Road

Timmperley WA15 7XR

Offers in Excess of



*****A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT, IDEALLY POSITIONED IN THE HEART OF TIMPERLEY VILLAGE***** Enjoying an enviable village location, this impressive ground floor apartment offers bright, spacious and well-proportioned accommodation, making it an ideal purchase for first-time buyers, couples, downsizers and investors alike. The accommodation begins with a welcoming communal entrance hall with secure entry system, leading to a private entrance hallway with useful storage cupboard. The beautifully presented open-plan living space features an attractive bay window, creating a light and inviting reception area, which flows seamlessly into a contemporary fitted kitchen complete with a breakfast bar. There are two generous double bedrooms, with the principal bedroom enjoying a lovely outlook over the communal gardens and the added benefit of a modern en-suite shower room. The second double bedroom is served by a separate three-piece family bathroom fitted with a shower over the bath. Both bathrooms feature quality Duravit and Hansgrohe sanitary ware. Further benefits include gas-fired central heating and a pressurised hot water system. Externally, the development enjoys well-maintained communal gardens together with resident parking, including allocated spaces for residents and additional visitor bays. Built circa 2005 by respected developers Toft Homes, the apartment is perfectly placed to enjoy everything Timperley Village has to offer, with its selection of shops, cafés and amenities close at hand. Excellent transport links, including the Metrolink, are also within easy reach. An excellent opportunity to acquire a stylish, conveniently located apartment in this highly desirable village setting. Early viewing is highly recommended.





Thompson`s Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA
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Hallway
Wooden front door, laminate flooring with recessed door mat, celling light point, plug points and a wall mounted radiator.

Lounge
Carpeted flooring, double glazed bay window to the front, ceiling spot lights, wall mounted radiator, plug points and television point.

Kitchen
Fitted with a range of white wall and base units with roll top work surfaces and tiled splash backs. Tiled flooring, ceiling spot lights, plug points and double glazed window to the front. Integrated sink with mixer tap, dishwasher, washing machine, fridge/freezer, microwave, electric hob with over head extractor, electric oven and electric grill.

Bedroom one
Carpeted flooring, ceiling spot lights, double glazed window over looking the garden, plug points and wall mounted radiator.

En-suite
Three piece suite comprising of a corner shower, handwash basin and pedestal W.C. Tiled floor, half tiled walls and fully tiled shower cubicle. Double glazed window to the side, ceiling spot lights and wall mounted towel radiator.

Bedroom two
Carpeted flooring, ceiling spot lights, double glazed window to the ceiling, plug points and wall mounted radiator.

Bathroom
Three piece suite comprising of a bath with shower over, wall hung handwash basin and pedestal W.C. Tiled floor and walls, ceiling spot lights and towel radiator.

Outside
To the side there is a garden with a large lawn area and wooden gate. A path leading to the gate gives the right of way for the other residents to take out their bins. There is a private residents parking and a visitors parking.

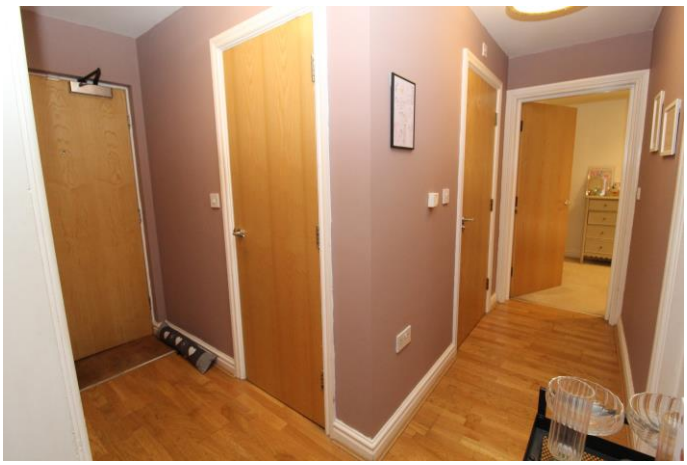




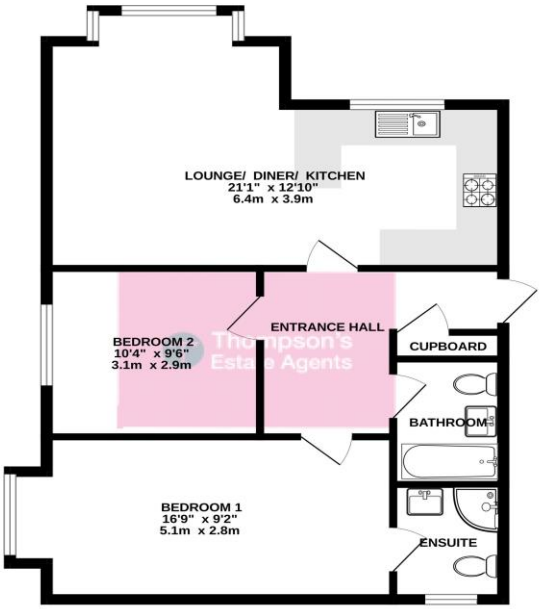








GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



WA15 7XR!

TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Apartment 1 439, Stockport Road Timperley ALTRINCHAM WA15 7XR	Energy rating **D**	Valid until:	**10 August 2031**
		Certificate number:	**0590-2940-8080-2599-2035**

Property type	Ground-floor flat
Total floor area	59 square metres

Rules on letting this property

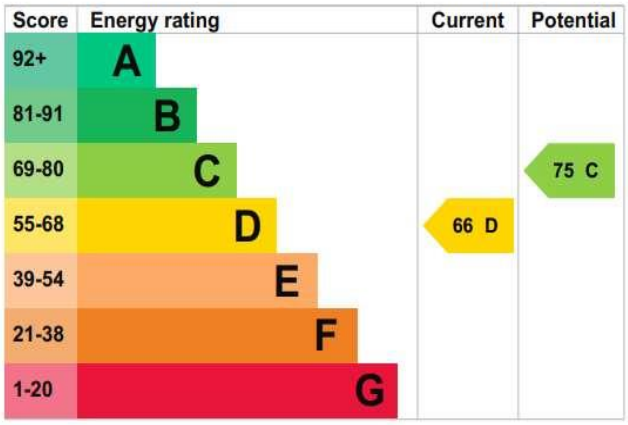
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60