NAEA
National Association of Estate Agents
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

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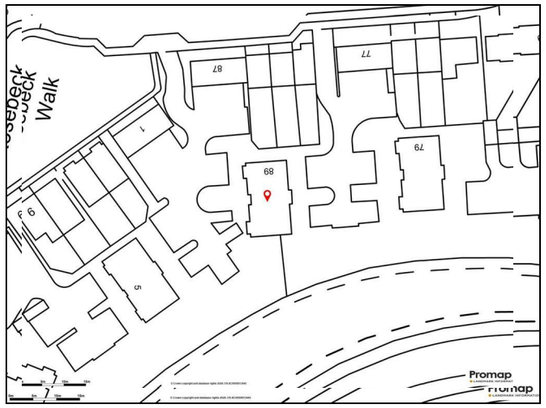
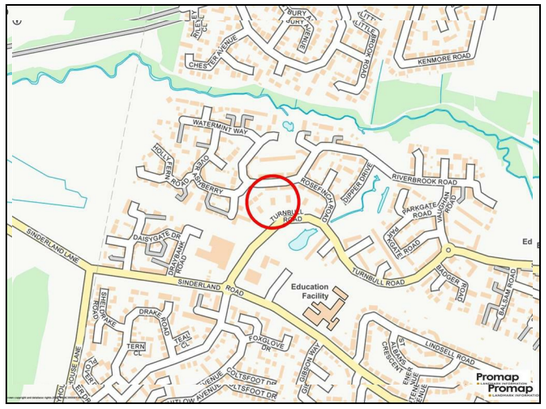
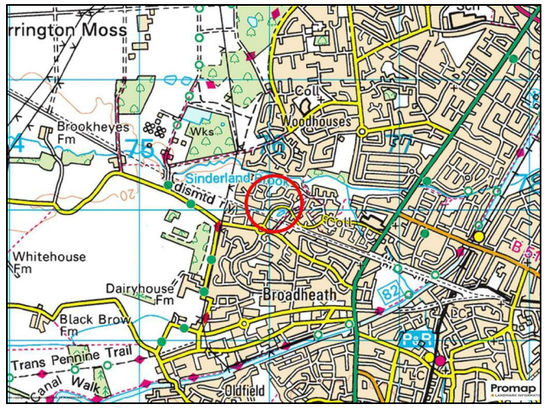
WATERSONS
INDEPENDENT ESTATE AGENTS

location

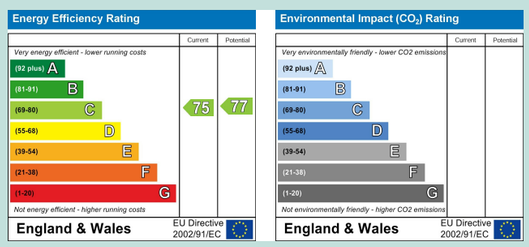






energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



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
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89 Riverbrook Road

West Timperley, Altrincham, WA14 5YH

A LOVELY TWO BEDROOM GROUND FLOOR APARTMENT LOCATED ON A CUL-DE-SAC WITHIN THE HIGHLY POPULAR STAMFORD BROOK DEVELOPMENT. 606Sqft

Hall. Open Plan Living Room and Dining Kitchen. Two Bedrooms. Bathroom. Communal Gardens. Residents and Visitor Parking.

£210,000

www.watersons.net

in detail

A well presented, modern Two Bedroom Ground Floor Apartment offering the perfect opportunity for first-time buyers, downsizers, or investors. Tucked away on a cul-de-sac within the highly desirable Stamford Brook development, the property boasts spacious, stylish, and move-in-ready accommodation.

The apartment is accessed via a secure Communal Entrance leading to the private front door leading to a large Hallway with attractive wood-effect flooring. Useful built-in storage cupboard.

At the heart of this Apartment is a fantastic Open Plan Living Room and Dining Kitchen with much natural light from multiple large windows. The generous Living and Dining Area features wood-effect flooring and offers ample space for seating and dining furniture.

The Kitchen is fitted with a range of modern base and eye level units, contrasting worktops, an
oven with a gas hob, and space for additional appliances.

Bedroom One is a good sized double with a large window to the rear

Bedroom Two is another well-proportioned double, ideal for guests or as a home office.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with shower over, wash hand basin, and WC. Tiling to the walls. Heated towel rail.

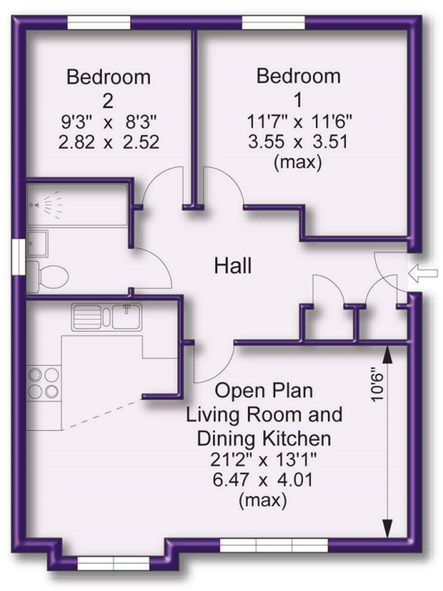
Externally, the property is set within well maintained Communal Grounds with mature trees and lawned areas.

Residents benefit from allocated and visitor parking.

Offered for sale with no chain.

- Leasehold - 125 years from 1 January 2005
- Council Tax Band B

Approx Gross Floor Area = 606 Sq. Feet
= 56.1 Sq. Metres



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