



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
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

8 Huntspill Road

West Timperley, Altrincham, WA14 5XR



£550,000

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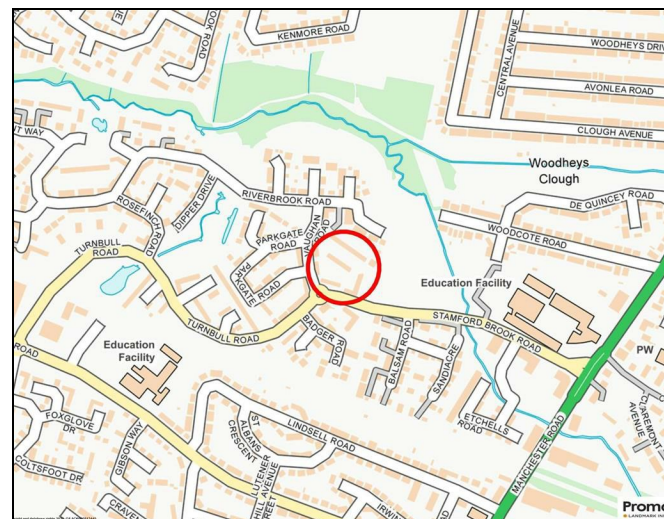
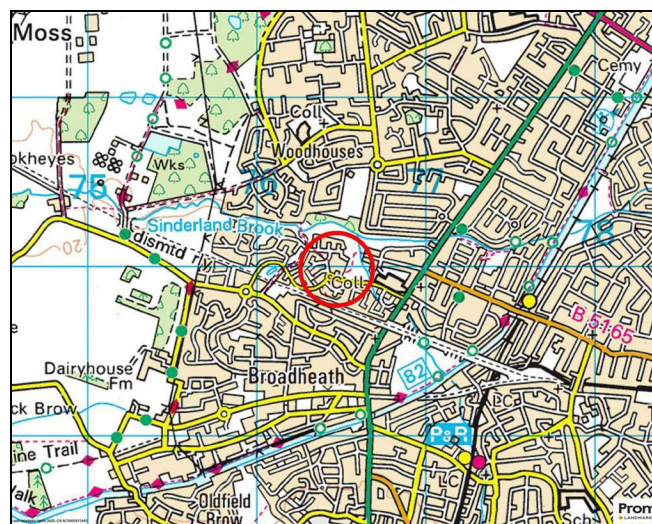
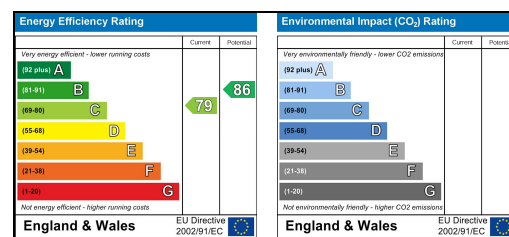


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A STYLISH, COMPREHENSIVELY EXTENDED AND UPGRADED, FOUR BEDROOMED TOWNHOUSE WITH OVER 1600 SQFT OF ACCOMMODATION OVER THREE FLOORS. LOCATED ON THE POPULAR STAMFORD BROOK DEVELOPMENT. STUNNING EXTENDED RE FITTED KITCHEN. CONTEMPORARY FITTINGS THROUGHOUT. LARGE LOFT CONVERSION.

Hall. Lounge. Open Plan Dining Kitchen with Bi Fold doors. WC. Four Bedrooms. Three Bath/Shower - two En Suite. Driveway. Integral Garage. Landscaped Gardens.

CONTACT 0161 973 6688



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.

in detail

A stylish, comprehensively extended and upgraded, Four Bedroomed Townhouse, offering over 1600 sqft of Accommodation over three floors.

The property has been transformed with a rear extension and large loft conversion as well and a complete refurbishment inside including Contemporary Kitchen and Bathroom fittings, neutral re decoration and replacement floor coverings.

The property is ideally positioned near the beginning of the popular Stamford Brook Development. Ideally located within reasonable distance of Timperley Metrolink on Park Road and with Waitrose and Asda supermarkets on the doorstep.

In addition to the Accommodation, there is a Driveway and a Single Integral Garage as well as superb landscaped gardens to the front and rear.

Comprising:

Entrance Hall. Having a double glazed front door. Staircase rises to the First Floor. Door provides access to the Lounge.

Lounge. A well proportioned reception room having a set of uPVC double glazed sliding patio doors opening out onto the landscaped Gardens. Fire surround to one wall. Door through to the Open Plan Living Dining Kitchen.

Open Plan Living Dining Kitchen. A stunning large extended family Kitchen having a set of wide five pane bi-folding doors opening out onto the rear Garden. The Kitchen has recently been refitted with an extensive range of contemporary base and eye level units with chrome handles and worktops over, incorporating a large island unit which doubles up as a breakfast bar with inset induction hob and ceiling mounted extractor fan. Inset sink unit with mixer tap. Built in twin ovens. Ample space for an American style fridge freezer. Integrated dishwasher. Inset spotlighting throughout. Doors open to the WC and Integral Garage.

First Floor Landing. Having a spindle balustrade to return the staircase opening . Further spindle staircase rises to the Second Floor. Doors provide access to Three Double Bedrooms and Family Bathroom.

Bedroom Two. A superb large double bedroom having two uPVC double glazed windows to the rear elevation. Two sets of built in wardrobes. Door through to the En Suite Shower Room 2.

En Suite Shower Room. Fitted with a suite with chrome fittings comprising of large full width walk in shower enclosure with thermostatic shower with oversized drench showerhead. WC. Vanity sink unit. Wall mounted polished heated chrome towel rail radiator. Tiled floor. Opaque uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

Bedroom Three. Another good double room having a large oversized Velux window to the front elevation. Built in wardrobe.

Bedroom Four. Having a uPVC double glazed window to the front elevation.

Family Bathroom. Fitted with a suite comprising of panelled bath with thermostatic shower over and fitted glass shower screen. Wall hung twin drawer vanity sink unit. WC. Wall mounted polished heated chrome towel rail radiator. Tiled floor. Opaque uPVC double glazed window to the side elevation. Part tiled walls.

Second Floor Landing. Having a skylight Velux window. Door provides access to Bedroom One and further door opens to storage space within the eaves.

Bedroom One. A wonderful large bedroom having a Cabriolet Velux balcony window to the front elevation and a further uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Doors then provide access to

the En Suite Shower Room and Walk in Wardrobe/Dressing Room.

En Suite Shower Room. Fitted with a contemporary white suite with chrome fittings comprising of walk in shower enclosure with thermostatic shower. WC. Vanity sink unit. Wall mounted polished heated chrome towel rail radiator. Tiled floor. Tiled walls. Opaque uPVC double glazed window to the rear elevation.

Outside the property has a driveway leading to the integral Garage. There is then a gate opening into the garden with access to the front door.

The gardens are a lovely feature of the property having been professionally landscaped and stove paved for easy maintenance along with a pergola and seating area, garden lighting and some established shrubs and trees. The rear garden gate leads onto the Stamford Brook, landscaped pathways, lawns and woods.

Modern living at its best!

Approx Gross Floor Area = 1617 Sq. Feet
= 150.3 Sq. Metres

