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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			90
(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

17 Over Ashberry
West Timperley, Altrincham, Cheshire, WA14 5ZN



A SUPERB MODERN DETACHED FAMILY HOME ENJOYING A LOVELY POSITION WITH SOUTH WESTERLY FACING GARDEN LOCATED ON THE EVER POPULAR STAMFORD BROOK DEVELOPMENT.

HALL. WC. LOUNGE. OPEN PLAN LIVING/DINING/KITCHEN. UTILITY. FOUR BEDROOMS. TWO BATH/SHOWER ROOMS, DRIVEWAY. GARAGE. CORNER GARDEN PLOT.

£700,000



AN OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME LOCATED ON THIS PEACEFUL ROAD IN A LOCAL CONSERVATION AREA. Hall. Lounge. Living Dining Kitchen. Utility Room. Ground Floor WC. Three Double Bedrooms. One Single Bedroom. Family Bathroom plus En-Suite Shower Room. Detached Garage. UNFURNISHED. Available September. Sorry, No Pets .

An excellent sized and immaculately presented Four Bedroomed, modern Detached Family Home.

The property enjoys a lovely corner plot position on the ever 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 ample Parking on a long driveway, Detached Garage and lovely good sized established South Westerly facing rear garden.

Comprising:

Canopy Porch with opaque, composite front door.

Entrance Hallway, having a staircase rising to the First Floor. Doors then open to the WC, Lounge and Kitchen.

Ground Floor WC, fitted with a low-level WC, wall-hung wash hand basin. Tiled floor. Opaque, uPVC double glazed window to the front elevation.

Lounge. A superb Reception Room, having a uPVC double glazed window to the front elevation. Attractive fireplace feature to one wall.

Open Plan Living Dining Kitchen. A wonderful family space, having a set of uPVC double glazed, sliding doors opening into the Garden, plus two additional, uPVC double glazed windows to the rear. The Kitchen itself is fitted with an extensive range of base and eye-level units with worktops over and inset, one and a half bowl, stainless steel sink unit with mixer tap. Built-in, stainless steel fronted, electric oven with four ring gas hob and extractor hood over. Integrated microwave. Integrated fridge freezer and dishwasher. Polished tiled floor throughout. Extensive, inset LED spotlights. Door through to the Utility Room.

Utility Room, fitted with a range of base and eye-level units with worktops over with inset, stainless steel sink unit with mixer tap. Space and plumbing suitable for a washing machine and dryer. Wall-mounted, 'Potterton', gas central heating boiler concealed within one of the cupboards. Continuation of the polished tiled floor. Opaque, uPVC double glazed door opens to outside.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Doors then provide access to the Four Bedrooms and Family Bathroom. Loft access point.

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes. Door opens to the En Suite Shower Room.

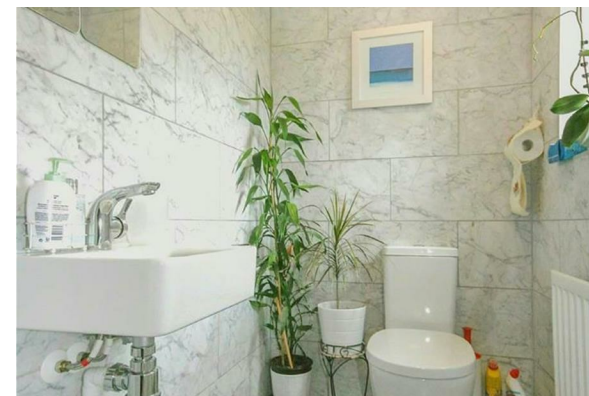
En Suite Shower Room, re-fitted with a contemporary suite, comprising of: double-width shower enclosure with thermostatic shower, wall-hung wash hand basin, WC. Wall-mounted, heated, polished chrome towel rail radiator. Tiled floor. Opaque, uPVC double glazed window to the side elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes.

Bedroom Three. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Four, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

The Family Bathroom is fitted with a contemporary white suite with chrome fittings, comprising of: panelled bath with thermostatic shower over and fitted glass shower screen, wall-hung wash hand basin, WC. Wall-mounted, polished,



Approx Gross Floor Area = 1503 Sq. Feet
(inc. Garage) = 139.6 Sq. Metres
Approx Gross Floor Area = 1328 Sq. Feet
(exc. Garage) = 123.3 Sq. Metres

