



Riverbrook Road, Timperley, Cheshire, WA14

£250,000

Leasehold

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Set within a desirable National Trust development overlooking a brook and open fields, this beautifully presented two-bedroom property offers stylish, turn-key accommodation with a garage and rear parking.

Accessed from the rear via stairs, the property features a spacious hallway with ample storage and loft access. The bright open-plan living, dining and kitchen area benefits from French doors opening onto a Juliet balcony with a lovely, private outlook.

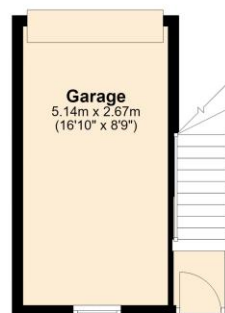
The modern kitchen is fitted with white wall and base units, induction hob, oven, integrated fridge freezer and washing machine.

The generous main bedroom features built-in wardrobes, while the second bedroom is currently used as an office a good size it can comfortably accommodate a double bed. It also enjoys stunning views over the surrounding fields.

The well-presented bathroom is decorated in neutral tones and features a P-shaped bath with shower over, complemented by a matching vanity unit, creating a stylish and practical space.

A fantastic turn-key home combining peaceful surroundings, beautiful views, excellent storage, garage and parking.

Ground Floor
Approx. 15.8 sq. metres (170.3 sq. feet)



First Floor
Approx. 62.5 sq. metres (672.5 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)

- **Leasehold**
- **125 years from 1 January 2005**
- **EPC C**
- **Ground Rent - Half yearly £62.50 (ie £125 per year)**
- **Estate service charge £211.67 per year**
- **+ Apartment service charge half yearly £329.94 (ie £659.88 per year)**
- **Council Tax C**





Score	Energy rating	Current	Potential
92+	A	92 A	77 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.