



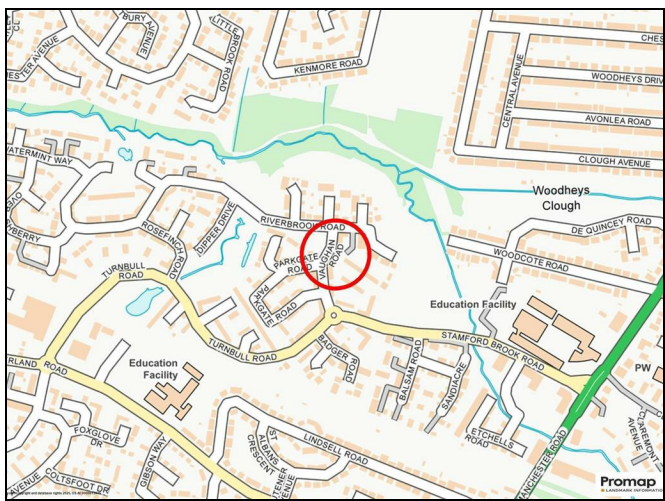
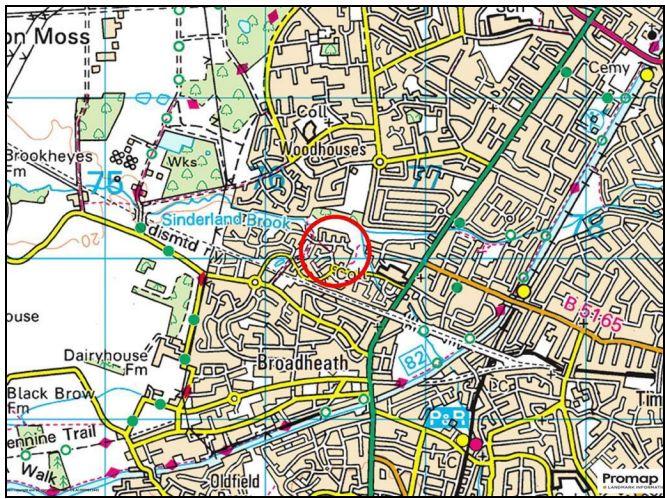
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INDEPENDENT ESTATE AGENTS

# 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                                 |                         |         |           |
| (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 <sub>2</sub> ) Rating                  |                         | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

www.watersons.net



INDEPENDENT ESTATE AGENTS

# 8 Thurcaston Road West Timperley, Altrincham, WA14 5XG



**\*\*NO CHAIN\*\* A SUPERB, MUCH LARGER THAN AVERAGE, TWO BEDROOMED GROUND FLOOR APARTMENT LOCATED WITHIN A DETACHED BUILDING WITH ONLY ONE OTHER APARTMENT. DIRECT GARDEN ACCESS. GARAGE+DRIVEWAY. 793 SQFT. LOVELY POSITION ON A SMALL CUL DE SAC.**

**Hall. 22' Open Plan Live In Dining Kitchen. Two Dbl Bedrooms. Two Bath/Showers.**

**CONTACT 0161 973 6688**

**£265,000**

www.watersons.net

# in detail



A superb, larger than average modern Ground Floor Apartment which is uniquely set with a detached building with only one other apartment and having its own front door private entrance.

Situated on the Stamford Brook Development which has been built as a joint venture with the National Trust designed to adhere to high environmental standards creating a community where resource and energy efficiency is a priority.

Stamford Brook is ideally positioned within convenient reach of Altrincham Town Centre, the Metrolink at Timperley, being within easy reach of the motorway networks serving the region and having Waitrose within a short distance of the property.

The property offers excellent sized accommodation and has direct garden access from both the Lounge and Bedroom 1.

A particular feature of the property is that it is one of only two Apartments in the building and so therefore enjoys a quieter alternative to Apartment living. An added bonus is that it enjoys its own Private Entrance and so there are no internal Communal Areas.

Externally, the property is located within a small close surrounded by well kept landscaped communal areas.

Comprising:

Private Entrance to Apartment 8. Hall with doors leading to Two Double Bedrooms, Two Bath/Shower Rooms, the Open Plan Live In Dining Kitchen and access to a storage cupboard.

A superb 21' x 18'11" Open Plan Live In Dining Kitchen which is a fantastic entertaining space.

To the Living and Dining Areas there is a wide bay window enjoying a view over the Gardens and a further window overlooks the front along with a glazed door opening to the gardens.

The Kitchen with a range of modern base and eye level units with worktops over and inset stainless steel sink unit. There is a host of integrated appliances to include, oven and hob, microwave oven, fridge freezer and dishwasher. A window overlooks the Gardens.

Bedroom One, a good sized double bedroom having a set of French doors opening to the gardens. There is a further large built in wardrobe providing ample hanging and storage space. Door to the en suite Shower Room.

The En Suite Shower Room has a modern white suite with chrome fittings, double



shower cubicle with thermostatic shower, low level WC. Wash hand basin. Window to the side. Part tiled walls.

Bedroom Two is another good sized Double Bedroom having a window to the rear overlooking the gardens.

The Bedrooms are further served by a well appointed Bathroom with modern white suite, chrome fittings, comprising of panelled bath, low level WC, pedestal wash hand basin. Part tiled walls. Window to the side.

There are lovely enclosed communal lawned gardens to the rear and side to the rear and side of the Apartment Building just for these two properties.

There is an allocated Garage with driveway.

A wonderful larger than average apartment with its own private entrance!

