**HALE OFFICE:**
212 ASHLEY ROAD, HALE,
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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

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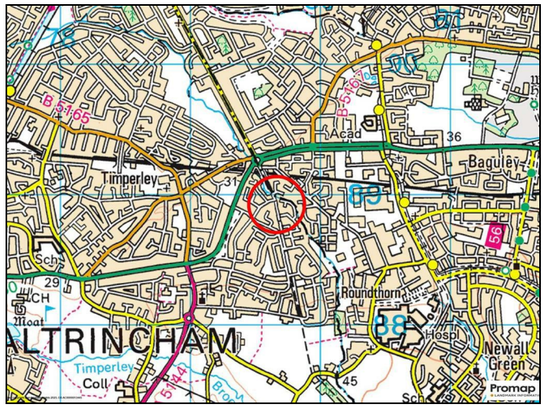
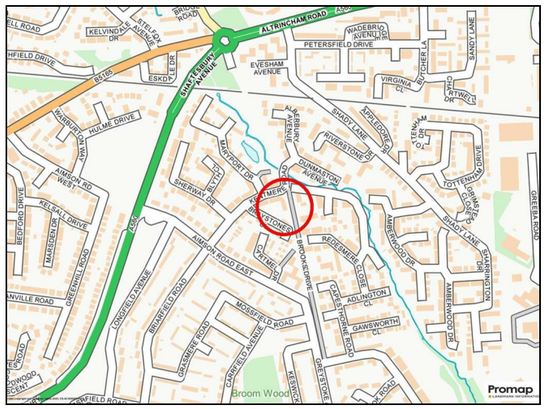
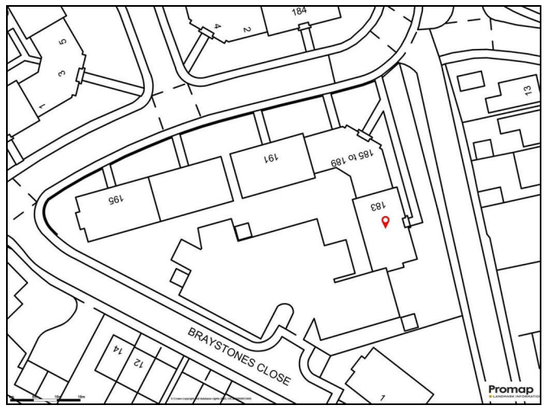
# location

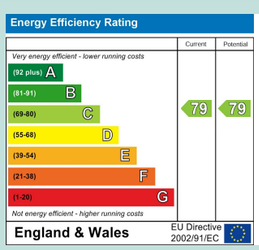


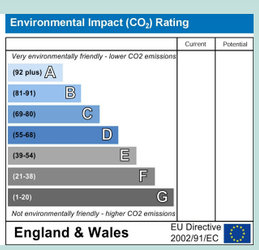




# energy efficiency

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.

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# Apartment 2, 183 Kentmere Road

## Timperley, Altrincham, WA15 7NT

**A WELL APPOINTED AND SPACIOUS GROUND FLOOR APARTMENT LOCATED ON THIS POPULAR DEVELOPMENT. 618sqft.**

**Communal Entrance. Hall. Living/Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Resident Parking. Communal Gardens. No Chain.**

**£190,000**


www.watersons.net

# in detail

A Modern Ground Floor Apartment, in a purpose built development located on this popular development ideal for Timperley Village and close to excellent transport links.

The accommodation extends to some 618 square feet providing a Hall, Living/Dining Room, Kitchen, Two Bedrooms and a Bathroom

Externally there are Communal Gardens and allocated Resident parking.

The property is offered For Sale with No Chain and is ideal for a first time buyer, buy to let investment or downsizer.

Comprising:

Communal Entrance with secure entry phone system to Communal Hallway. Private Entrance to Apartment 2.

Entrance Hall with doors leading to the Living and Bedroom accommodation.

Living and Dining Room, a superb space with a bay window overlooking the front elevation.

An opening leads through to the Kitchen, with a window to the rear elevation. The Kitchen is fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splash back. Integrated fridge freezer and plenty of space for additional freestanding appliances.

Useful storage cupboard housing the combination boiler.

Bedroom One is a superbly sized room with a window to the rear elevation. There are two built in double wardrobes providing ample hanging and storage space.

Bedroom Two with a window to the front elevation.

The Bedrooms are served by the Bathroom, fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC.

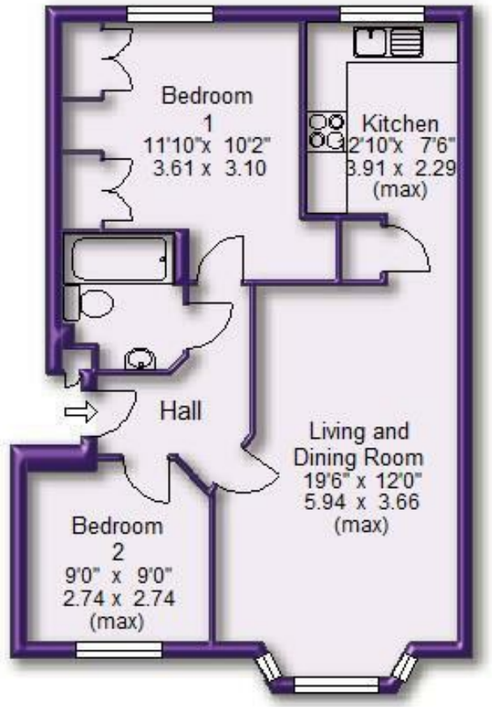
Externally there are particularly well maintained Communal Garden Areas laid to the front and rear of the Development which are maintained through the Management company. There is One Reserved Parking Space positioned to the rear of the Development.

UPVC Double Glazing. Gas fired central heating on a combination boiler.

An excellent value Apartment in a popular development, offered For Sale with No Chain.

- Leasehold - 125 years from 1 July 2004
- Council Tax Band C

Approx Gross Floor Area = 618 Sq. Feet
= 57.4 Sq. Metres



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