ASHWORTH HOLME
Sales · Lettings · Property Management



£580,000

DESCRIPTION

21 WATERMINT WAY
WA14 5YP

£580,000





AN IMPRESSIVE AND SUBSTANTIALLY UPGRADED FOUR BEDROOM END TOWNHOUSE FORMING PART OF THE EVER POPULAR STAMFORD BROOK DEVELOPMENT, OFFERING APPROXIMATELY 1,500 SQ FT OF VERSATILE ACCOMMODATION OVER THREE FLOORS, COMPLETE WITH A LANDSCAPED SOUTH FACING REAR GARDEN, DRIVEWAY PARKING AND GARAGE.

This superb home is one of the larger designs on the development and has been comprehensively improved by the current owners, creating a stylish and beautifully presented property that is ready to move straight into. Watermint Way also offers a potential for Annexe-Style Living – A Spacious Four-Bedroom Townhouse with a Unique Private Top-Floor Retreat.

The ground floor includes a welcoming entrance hallway, downstairs WC, separate sitting room and an impressive refitted dining kitchen with quartz work surfaces, integrated appliances and breakfast bar. A separate utility room provides further useful storage and appliance space.

To the first floor is a superb main lounge with French doors opening to a Juliet balcony overlooking the rear garden, together with the principal double bedroom, built-in wardrobes and en-suite shower room.

The second floor provides two further generous double bedrooms and a family bathroom. Originally designed as a four bedroom home, the current owners removed a simple stud partition between two bedrooms to create one particularly spacious room better suited to their needs. The original four bedroom layout could be easily reinstated if required.

Externally there is ample driveway parking leading to a single garage, while the rear enjoys a particularly attractive south facing landscaped garden with paved patio, lawn and well stocked borders.

Stamford Brook remains an extremely popular development, conveniently positioned for Timperley and Altrincham, local schools, Waitrose and the Metrolink network.



KEY FEATURES

- Substantially upgraded end townhouse
- Approx. 1,500 sq ft over three floors
- Larger design on Stamford Brook
- Stylish refitted dining kitchen
- Versatile three/four bedroom layout
- Principal bedroom with en-suite
- South facing landscaped rear garden
- Driveway parking and single garage









KEY FEATURES



A beautifully presented family home where space, style and versatility come together. Set within the ever-popular Stamford Brook development, this impressive townhouse offers generous accommodation across three floors, a superb landscaped garden and a finish that is quite simply ready to enjoy.



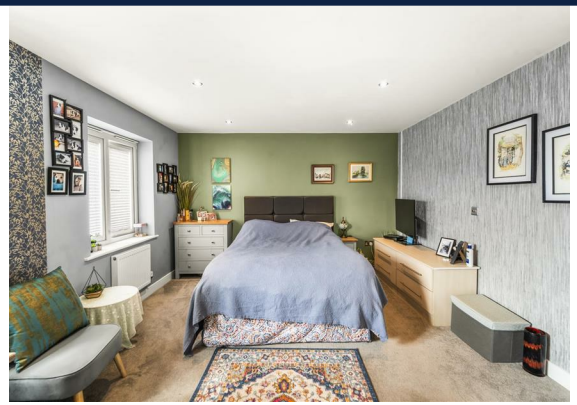




DIMENSIONS

SEE FLOOR PLAN FOR DIMENSIONS





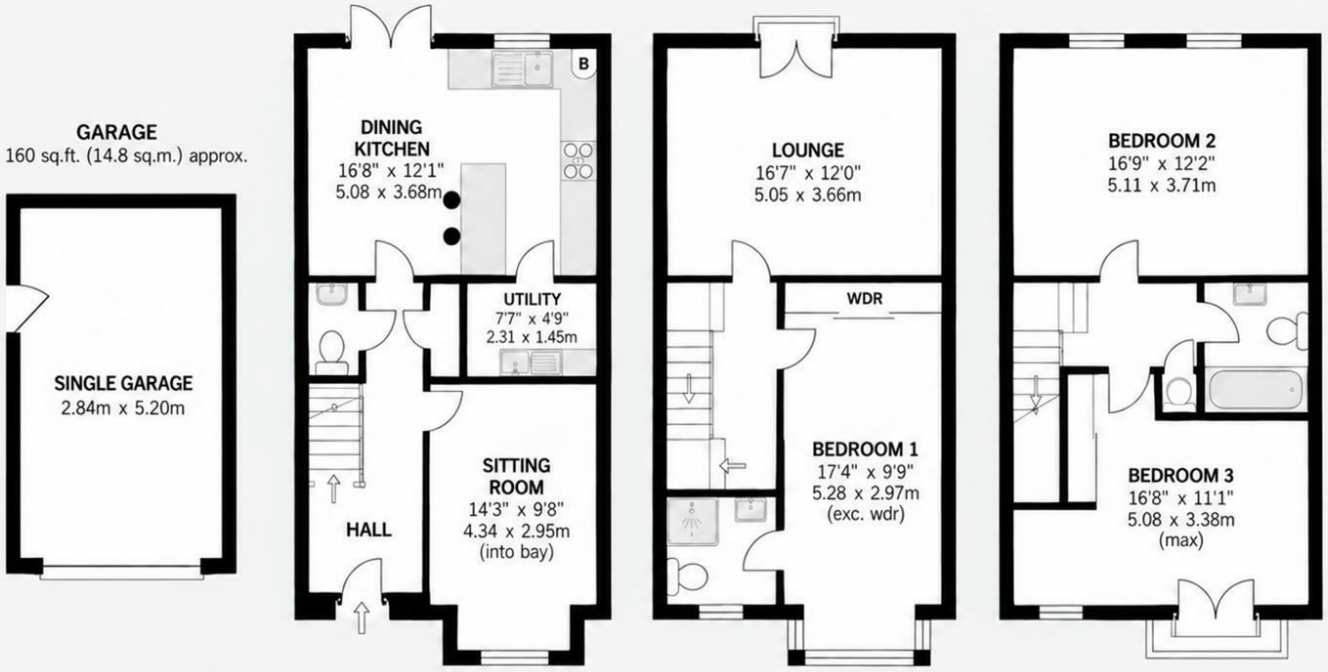


LOCATION

Stamford Brook is a highly regarded modern development, ideally positioned between Timperley and Altrincham and offering an excellent balance of convenience and community. Everyday amenities are close at hand, including Waitrose, while Altrincham's thriving town centre provides an excellent selection of independent shops, restaurants, bars and cafés. The area is also particularly well placed for a range of highly regarded schools, with the Metrolink network providing easy access into Manchester city centre and surrounding areas. For those who enjoy the outdoors, the development also benefits from attractive green spaces and pleasant walking routes nearby.

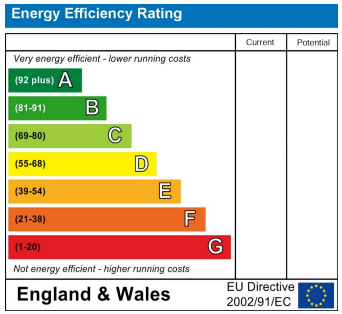
FLOOR PLANS

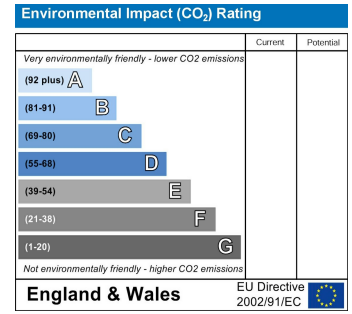
APPROX GROSS FLOOR AREA = 1485 SQ. FEET
= 137.9 SQ. METRES



TOTAL FLOOR AREA : 1485 sq.ft. (137.9 sq.m.) approx. Plus garage 160 sq.ft. (14.8 sq.m.) approx.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.