



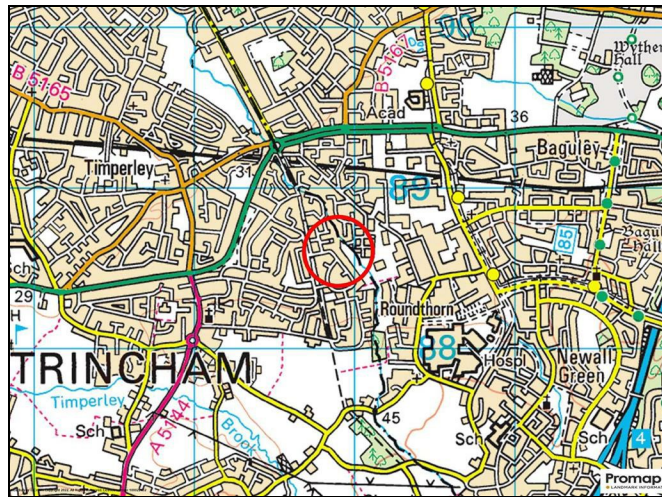
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

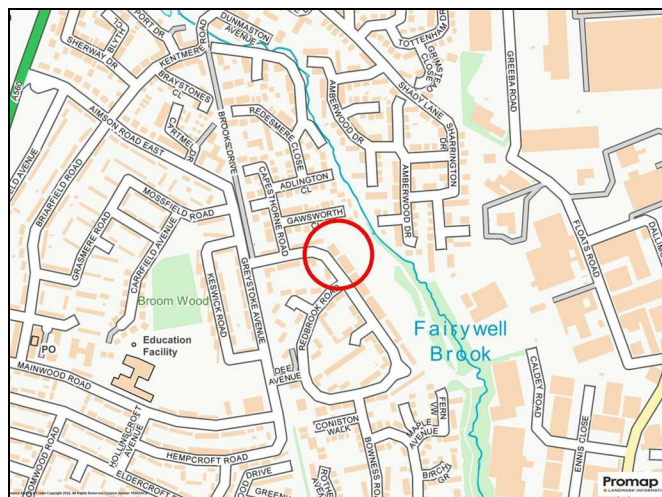


INDEPENDENT ESTATE AGENTS

# location



From Watersons office proceed to the end of The Downs and turn left on to Railway Street, which becomes Stamford New Road. Continue through Altrincham town centre, past the station, and at the traffic lights turn right on to Woodlands Road and the Woodlands Parkway flyover. Continue through the next set of traffic lights where the road becomes Stockport Road, and through the next set of lights at the Hare and Hounds public house where the road becomes Shaftesbury Avenue. Continue through the next set of lights at the Thorley Lane junction and turn right at the following traffic lights in to Aimson Road East, which becomes Greystoke Avenue. Take a left turning into Redbrook Road and the will be found on the left hand side.



INDEPENDENT ESTATE AGENTS

# 45 Redbrook Road

Timperley, Altrincham, Cheshire, WA15 7EQ



**\*\*\*BEST AND FINAL OFFERS DEADLINE - MONDAY 29TH APRIL AT 12 NOON\*\*\***

**A SUPERBLY STYLED END TERRACED FAMILY HOME OFFERING FANTASTIC VALUE FOR MONEY LOCATED IN THIS POPULAR NEIGHBOURHOOD. 1127sqft.**

**Hall. GFWC. Lounge. 230sqft Dining Kitchen. Three Bedrooms. Shower Room. Driveway. Garage. Gardens. NO CHAIN!**

## 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		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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 that 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.

**£320,000**

# in detail



A superbly styled End Terraced family home offering fantastic value for money, recently updated and improved to include high specification kitchen and bathroom fittings.

The accommodation is arranged over Two Floors extending to approximately 1100 square feet including a Garage providing a Lounge and a spacious Dining Kitchen to the Ground Floor and Three Bedrooms to the First Floor, two with modern built in wardrobes. The Bedrooms are served by the stylishly appointed Shower Room.



Externally, there is off road Parking leading to the Attached Single Garage which has potential to convert into additional living space, subject to any necessary consents. To the rear there is a good size Garden with an attractive outlook onto a backdrop of mature trees.

An excellent value property, ideal for a family looking to get in Timperley on a limited budget or indeed a 'buy to let' investor.

Comprising:

Entrance door to Hall with modern wood finish flooring, a staircase to the First Floor and wood panelled doors to the Ground Floor Living Accommodation.

Ground Floor WC, well appointed with a white suite of WC and wash hand basin.

Lounge with wood finish flooring and wide window to the front.

230 square foot Dining Kitchen. A fantastic space with full height windows and French doors enjoying an aspect of and providing access to the gardens. Wood effect tiled flooring throughout.

The Kitchen is fitted with an extensive range of high gloss laminate fronted units returning to a peninsular unit breakfast bar. Integrated oven, microwave, hob with extractor fan over, fridge, freezer and dishwasher. LED lighting.

First Floor Landing with wood panelled doors giving access to Three Bedrooms and a spacious Shower Room.

Bedroom One with modern high gloss, laminated fronted built in wardrobes and furniture. Wide window to the front.

Bedroom Two again with modern fitted wardrobes and furniture. Window overlooking the rear garden.

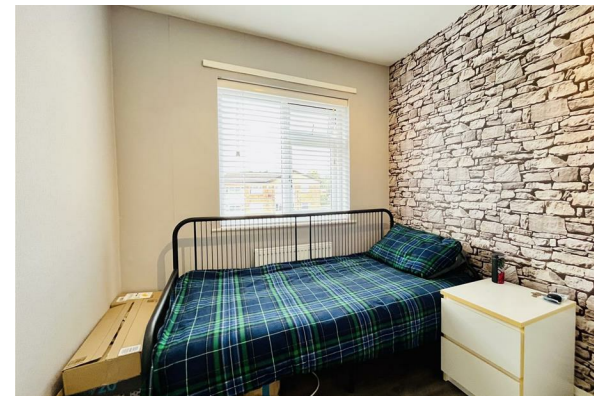
Bedroom Three with built in storage cupboard and a window to the front.

The Bedrooms are served by a Shower Room, stylishly appointed with a white suite and chrome fittings, providing a large corner shower cubicle with thermostatic shower, wall hung wash hand basin with toiletry cupboard and WC. Extensive tiling to the walls. Chrome ladder radiator. LED lighting.



Externally, the Driveway to the front leads to the Integral Single Garage with potential to convert, subject to consents.

To the rear, the Garden is laid principally to lawn for ease of maintenance, enclosed within timber fencing and with a delightful backdrop of mature trees to the rear providing screening.



An excellent value family home, offered for sale with no chain!

Approx Gross Floor Area = 1127 Sq. Feet  
= 104.6 Sq. Metres

