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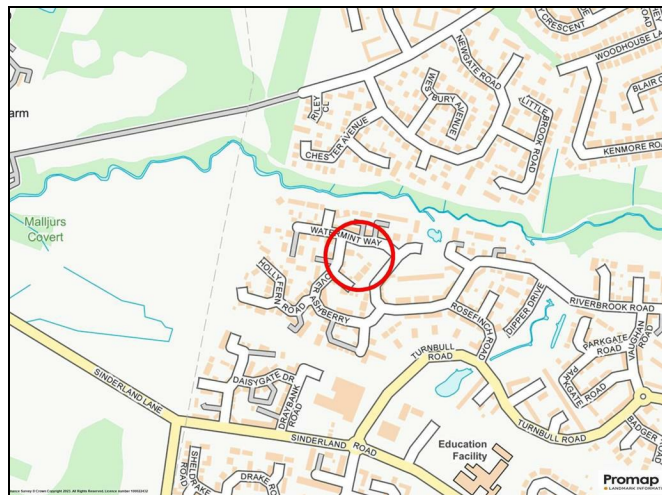


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, proceed on School Road towards Hayfield St. Turn right onto Sibson Rd/B5166 then left onto Washway Rd/A56. Continue on Stamford Brook Rd. Turn right onto Stamford Brook Rd then at the roundabout, take the 1st exit onto Turnbull Rd. Turn right onto Rosefinch Rd then straight onto Riverbrook Rd. Turn left onto Greenfinch Gardens. Turn right onto Over Ashberry then right onto Rosebeck Walk and the property will be on the left.



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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ 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 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.



INDEPENDENT ESTATE AGENTS

12 Rosebeck Walk West Timperley, Altrincham, WA14 5YS



****NO CHAIN** A SUPERBLY APPOINTED 'DETACHED' MAISONETTE APARTMENT, UNIQUE IN DESIGN, LOCATED ON THE POPULAR STAMFORD BROOK DEVELOPMENT. DRIVEWAY AND GARAGE.**

GF Entrance and Hall. First floor landing. Open Plan Living Room and Dining Kitchen. Two Double Bedrooms. Bathroom. Parking. Single Garage

CONTACT SALE 0161 973 6688

£230,000

in detail



A superbly proportioned, unique in design, 'Detached Apartment' located on the popular Stamford Brook Development.

The property is well positioned facing out onto an open green area, and benefits from its own door ground floor door directly into the Apartment with an adjacent Integral Garage and driveway parking making the property feel very much like a Maisonette House as opposed to an Apartment.

There are good sized rooms throughout, modern kitchen and bathroom fittings and neutral re decoration.

An internal inspection will reveal a stylishly appointed property ideal for a professional single person or couple.

Comprising:



Ground Floor entrance with a double glazed front door. Staircase rises to the first floor.

First floor landing, having two uPVC double glazed windows to the rear. Doors then open to the Lounge, Two Bedrooms, Bathroom and two useful cupboards one housing the hot water tank.

Open Plan Living Room and Dining Kitchen, a superb Open Plan space having a set of double glazed uPVC French doors opening onto a Juliette Balcony which overlooks the open green area. Additional uPVC double glazed window.

The Kitchen is appointed with a range of gloss finish base and eye level units with worktops over and inset one and a half bowl sink unit with mixer tap. Integrated stainless steel oven with four ring gas hob and extractor over. Integrated fridge and freezer. Polished tiling to the floor. UPVC double glazed window to the rear.

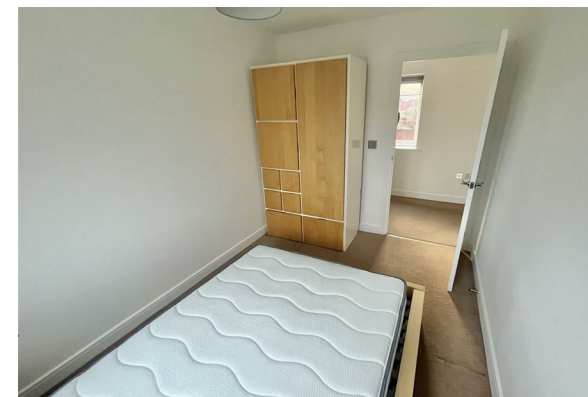
Bedroom One. A well proportioned double room having a uPVC double glazed window to the front. Built in wardrobes.

Bedroom Two. Another double room with a uPVC double glazed window to the front.

The Bedrooms are served by the Bathroom, stylishly appointed with a white with chrome fittings, providing: a bath with thermostatic shower over with glazed shower screen, wash hand basin, WC. Opaque uPVC double glazed window to the rear. Wall mounted heated chrome towel rail radiator.

Externally there is driveway parking which leads to the Single Garage.

A really unique type of property! NO CHAIN!



- Leasehold - 125 years from 1 January 2005
- Council Tax C

Approx Gross Floor Area = 835 Sq. Feet
= 77.5 Sq. Metres

