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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 32 Parkgate Road

West Timperley, Altrincham, WA14 5UU



£450,000









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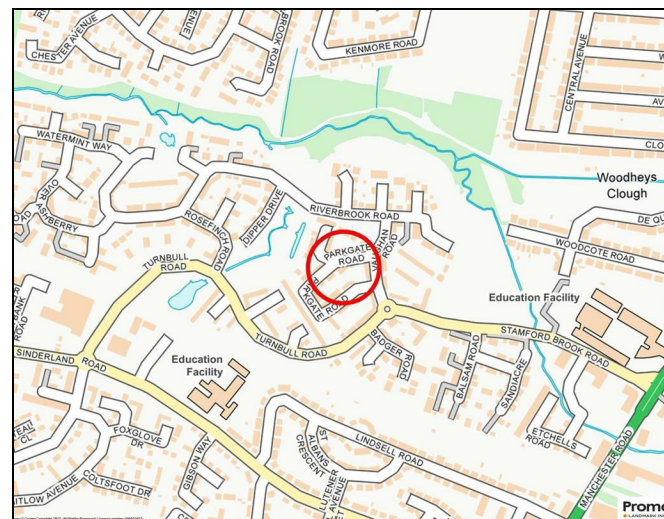
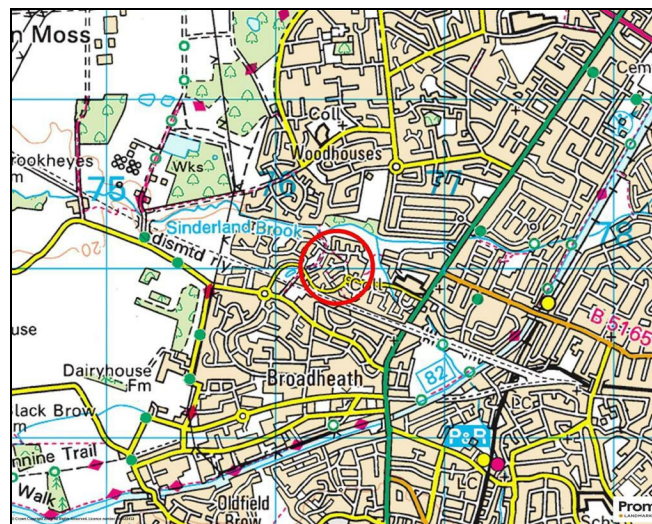
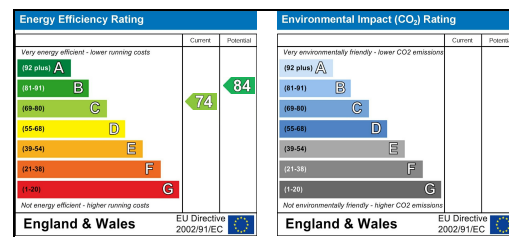


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A STYLISH, THREE BEDROOMED, DOUBLE FRONTED FAMILY HOME WHICH HAS BEEN COMPREHENSIVELY UPGRADED WITH RE FITTED CONTEMPORARY DESIGN KITCHEN AND BATHROOM FITTINGS + REPLACEMENT BOILER. LOCATED ON THE POPULAR STAMFORD BROOK DEVELOPMENT. GARDEN ROOM/WORKSHOP.

Hall. WC. Lounge. Breakfast Kitchen. Open plan to the Conservatory Dining room. Three Bedrooms. Two Baths/Shower - One En Suite. Driveway. Garage. Landscaped rear garden. Superb Garden Room workshop.

CONTACT 0161 973 6688



**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.



# in detail

A stylish, comprehensively upgraded and improved, Three Bedroomed double fronted family home which offers over 1250 sqft of accommodation.

Located on the ever popular Stamford Brook Development. Ideally located within reasonable distance of Timperley Metrolink on Park Road and with Waitrose and Asda supermarkets on the doorstep.

The property has been enhanced from the original specification with replacement Contemporary design kitchen and bathroom fitting and new gas central heating boiler. In addition there is a conservatory style Dining room with glass roof just off the kitchen and a high specification Garden Room/Workshop in the garden.

Externally the property had driveway parking, Garage with Electric door and a lovely landscaped rear garden.

Comprising:

Entrance Hall, having an opaque front door. Spindled staircase rises to the First Floor. Doors then open to the WC, Lounge and Dining Kitchen.

WC. Refitted with a WC, wall hung wash hand basic. Opaque window to the front.

Lounge. A superb large reception room, having a window to the front. French doors open to the gardens. Custom made built in low level storage plus additional full height built in cabinets and book shelves.

Breakfast Kitchen, recently re fitted with an extensive range of Contemporary design handleless white gloss finish base units with woodblock worktops over with inset one and a half bowl stainless steel sink unit. Built-in stainless steel double oven, induction hob with extractor hood over and integrated dishwasher. Ample space for an American-style fridge freezer. Wall-mounted, gas central heating boiler concealed within one of the cupboards. Window to the front. Door opens to useful understairs storage cupboard. Large opening into the Conservatory Dining Room .

Dining Room. A superb addition to the property, having full height windows, glass lantern roof with perimeter lighting and a door to the garden.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Window to the rear. Doors then provide access to the Three Bedrooms, Bathroom and two separate storage cupboards.

Bedroom One. A large Double Bedroom, having a window to the front. Two built in wardrobes. Door through to the En Suite Shower Room.

En Suite Shower room, re fitted with a suite, comprising of: enclosed shower cubicle with thermostatic shower and oversized 'drench' shower head, low-level WC, twin drawer vanity sink unit. Opaque window to the rear.

Bedroom Two. Another excellent Double Bedroom, having windows to both the front and rear. Built-in wardrobes.

Bedroom Three, having a window to the front elevation.

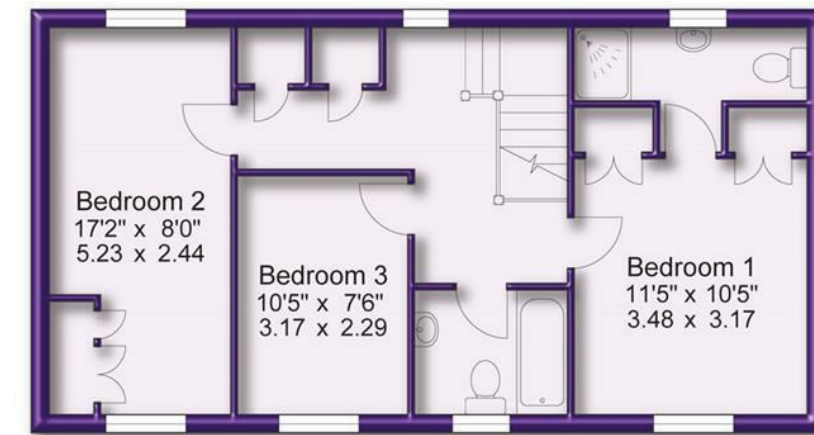
Family Bathroom, re fitted with a white suite with chrome fittings comprising of: panelled bath with thermostatic shower over and fitted glass shower screen. low-level WC. Vanity sink unit. Wall mounted heated towel rail radiator. Opaque window to the front.

Outside to the front of the property is a Driveway providing off street parking this then leads to the Garage which has an electronically operated door to the front and a door to the rear opening to the Gardens.

The property enjoys a lovely landscaped rear Garden, having a stone paved patio area leading to the main area of lawn. Replacement modern overlap vertical fencing.

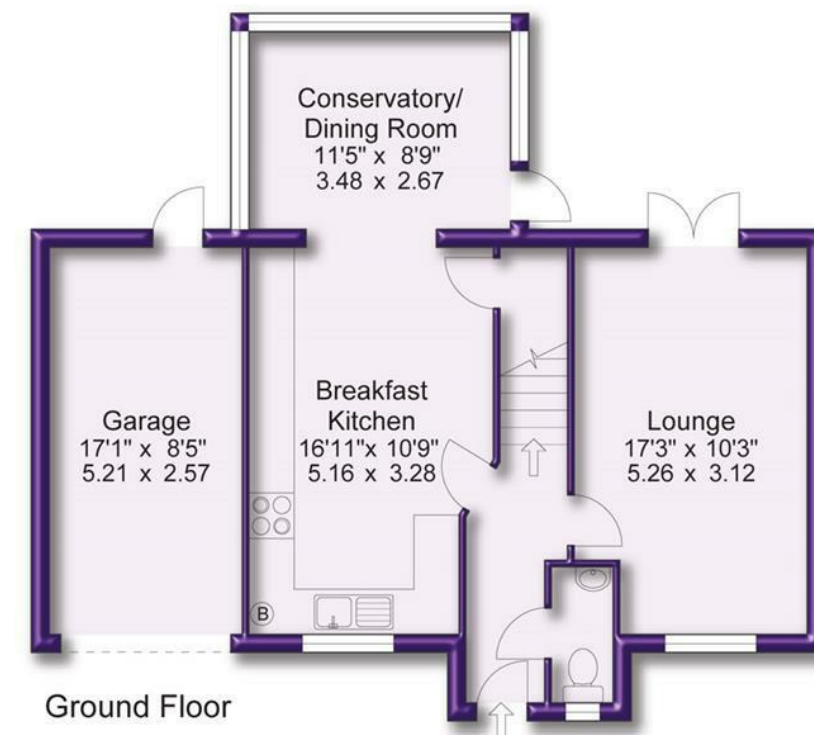
Within the Garden is the addition of a 3.4 x 2.2 metre Garden Room, currently used as a workshop. It is fully insulated and wired, with internal oak panelling, security locks and uPVC double glazed door and windows to the front and side.

An immaculate Family Home!



First Floor

Approx Gross Floor Area = 1258 Sq. Feet  
= 116.8 Sq. Metres



Ground Floor