



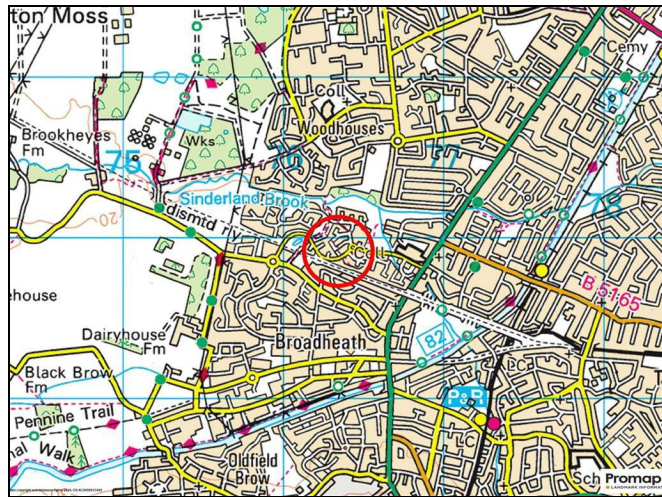
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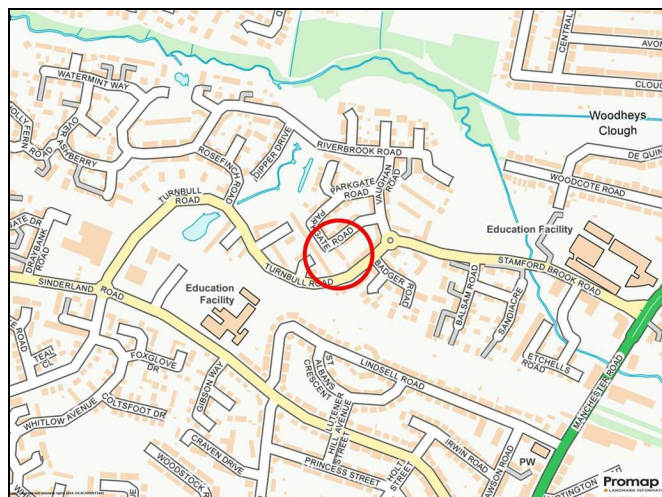


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue onto School Road then turn right onto Sibson Rd/B5166 and turn left onto Washway Rd/A56. Follow the road then turn right onto Stamford Brook Rd. At the roundabout, take the 2nd exit onto Vaughan Rd and then left onto Parkgate Rd where 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
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



WATERSONS

INDEPENDENT ESTATE AGENTS

9 Parkgate Road West Timperley, Altrincham, WA14 5UU



A SUPERB, THREE BEDROOMED, DOUBLE FRONTED FAMILY HOME WHICH HAS BEEN COMPREHENSIVELY UPGRADED WITH RE FITTED CONTEMPORARY DESIGN KITCHEN AND BATHROOM FITTINGS. LOCATED ON THE POPULAR STAMFORD BROOK DEVELOPMENT. SINGLE GARAGE + DRIVEWAY.

Hall. WC. Lounge. Dining Room. Kitchen. Three Bedrooms. Two Baths/Shower - One En Suite. Driveway. Garage. Landscaped rear garden.

CONTACT 0161 973 6688

£415,000

in detail



A superb, comprehensively upgraded and improved, Three Bedroomed double fronted family home which offers excellent family 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 fittings, neutral redecoration and replacement floor coverings.

Externally the property has driveway parking and Single Garage 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 Room.

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.

Dining Room. Another good sized reception room having a uPVC double glazed window to the front. Open to the Kitchen.

Kitchen, fitted with an extensive range of Contemporary design base units with worktops over with inset one and a half bowl stainless steel sink unit. Built-in electric oven with four ring gas hob and extractor over. Integrated fridge freezer. Integrated dishwasher. Space suitable for a washing machine. Wall-mounted, gas central heating boiler concealed within one of the cupboards. UPVC double glazed French doors open to the garden. Polished tiled floor.

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 useful storage cupboard.

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, low-level WC, twin drawer vanity sink unit. Opaque window to the rear. Wall mounted heated towel rail radiator.

Bedroom Two. Another excellent Double Bedroom, having a uPVC double glazed window to the front. Built-in wardrobes.

Bedroom Three, having a window to the rear elevation overlooking the garden.

Family Shower Room, re fitted with a Contemporary white suite with chrome fittings comprising of: Enclosed shower cubicle with thermostatic shower. Low-level WC. Vanity sink unit. Wall mounted heated towel rail radiator. Opaque window to the front.

Outside to the rear the property enjoys a lovely landscaped rear Garden, having a stone paved patio area with central area of lawn and further pathway that leads to the back of the Garage where there is a door opening into the garage.

At the back of the property is parking in front of the single garage. The garage has an electronically operated door to the front and a door to the rear opening to the Gardens.

An immaculate Family Home!

Approx Gross Floor Area = 884 Sq. Feet
= 82.1 Sq. Metres

