



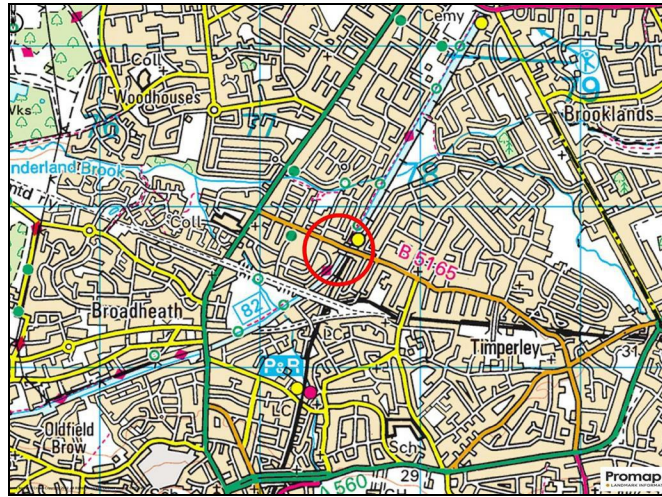
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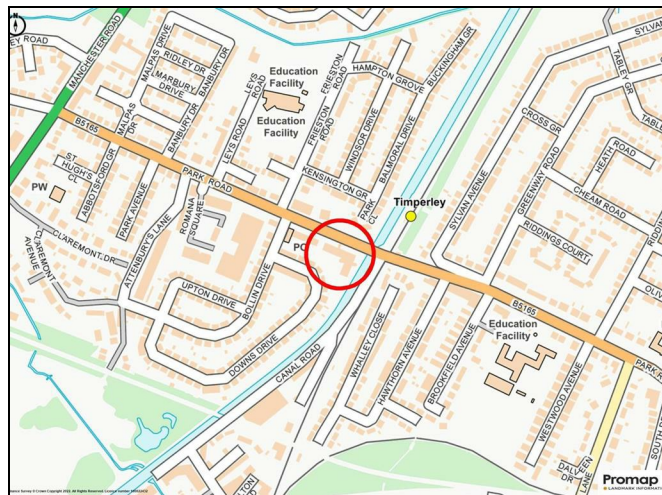


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale office proceed along Ashley Road in the direction of St Peters Church, turning left at the church onto Harrop Road which becomes Planetree Road. At the end of Planetree Road turn left onto Park Road and at the traffic lights proceed straight over crossing to Delahays Road, and over the next set of traffic lights to the continuation of Delahays Road. Proceed over the mini roundabout where the road becomes Thorley Lane and continue over the traffic lights onto the continuation of Thorley Lane towards Timperley Village. At the next set of traffic lights in Timperley Village proceed straight across into Park Road, continuing over the bridge and for almost the full length of Park Road.



INDEPENDENT ESTATE AGENTS

# Apt 42, Bridgewater House Park Road Timperley, Altrincham, WA14 5BZ



**A STYLISHLY PRESENTED SECOND FLOOR APARTMENT WITH ALLOCATED PARKING IN A MOST CONVENIENT LOCATION WITH SCENIC CANAL WALKS, SHOPS AND METROLINK STATION ON ITS DOORSTEP. 658sqft.**

**Hall. Open Plan Living Room and Dining Kitchen. Two Double Bedrooms. Two Bath/Showers. Parking. Well Maintained Grounds.**

# 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <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 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.

**£275,000**



# in detail



A stylish Second Floor Modern Apartment in a supremely convenient location, with Timperley Metrolink and the A56 on the doorstep providing easy access into Timperley Village, Altrincham Town Centre, Manchester City Centre and Manchester Airport as well as being situated by the Bridgewater Canal for scenic walks.



- Leasehold - 999 years from and including 01.01.2018 to and including 31.12.3016  
- Council Tax Band D



The beautifully presented property enjoys high specification fixtures and fittings with the accommodation extending to 658 square feet providing an Entrance Hall, Open Plan Living Room and Dining Kitchen served by Two Double Bedrooms and Two Bath/Shower Rooms.

Externally, the Bridgewater House development is set within well maintained grounds with allocated Resident Parking.

Comprising:

Communal Entrance. Communal Hall with lift and staircase rising to all Floors. Second Floor Landing Private Entrance to Apartment 42.

Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Built in Utility cupboard housing the boiler. Space and plumbing for a washing machine.

Superbly sized Open Plan Living Room and Dining Kitchen with clearly defined areas. To the Living Room there is a window to the rear elevation. Ample space for a dining table and chairs.

The Kitchen Area is fitted with an extensive range of contemporary, high gloss base and eye level units with worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include an oven, hob and extractor fan over, fridge, freezer and dishwasher.

Bedroom One with window to the rear elevation.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed double width shower cubicle with thermostatic shower and glazed sliding door, wash hand basin with built in storage below and WC. Extractor fan. Tiling to the walls.

Bedroom Two with window to the rear elevation.

The Bedrooms are served by a Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin with built in storage below and WC. Tiling to the walls. LED lighting. Extractor fan.

Externally, Bridgewater House is set within well maintained Gardens and there is a Reserved Parking Space which is numbered 42 to the rear of the property.



Approx Gross Floor Area = 658 Sq. Feet  
= 61.1 Sq. Metres

