



£580,000

DESCRIPTION

AH

21 WATERMINT WAY WA14 5YP

£580,000

AN IMPRESSIVE AND SUBSTANTIALLY UPGRADED FOUR BEDROOM END TOWNHOUSE FORMING PART OF THE EVER POPULAR STAMFORD BROOK DEVELOPMENT, OFFERING APPROXIMATELY 1,500 SQ FT OF VERSATILE ACCOMMODATION OVER THREE FLOORS, COMPLETE WITH A LANDSCAPED SOUTH FACING REAR GARDEN, DRIVEWAY PARKING AND GARAGE.

This superb home is one of the larger designs on the development and has been comprehensively improved by the current owners, creating a stylish and beautifully presented property that is ready to move straight into.

The ground floor includes a welcoming entrance hallway, downstairs WC, separate sitting room and an impressive refitted dining kitchen with quartz work surfaces, integrated appliances and breakfast bar. A separate utility room provides further useful storage and appliance space.

To the first floor is a superb main lounge with French doors opening to a Juliet balcony overlooking the rear garden, together with the principal double bedroom, built-in wardrobes and en-suite shower room.

The second floor provides two further generous double bedrooms and a family bathroom. Originally designed as a four bedroom home, the current owners removed a simple stud partition between two bedrooms to create one particularly spacious room better suited to their needs. The original four bedroom layout could be easily reinstated if required.

Externally there is ample driveway parking leading to a single garage, while the rear enjoys a particularly attractive south facing landscaped garden with paved patio, lawn and well stocked borders.

Stamford Brook remains an extremely popular development, conveniently positioned for Timperley and Altrincham, local schools, Waitrose and the Metrolink network.



KEY FEATURES

AH

- Substantially upgraded end townhouse
- Approx. 1,500 sq ft over three floors
- Larger design on Stamford Brook
- Stylish refitted dining kitchen
- Versatile three/four bedroom layout
- Principal bedroom with en-suite
- South facing landscaped rear garden
- Driveway parking and single garage



KEY FEATURES

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A beautifully presented family home where space, style and versatility come together. Set within the ever-popular Stamford Brook development, this impressive townhouse offers generous accommodation across three floors, a superb landscaped garden and a finish that is quite simply ready to enjoy.



SEE FLOOR PLAN FOR DIMENSIONS



LOCATION

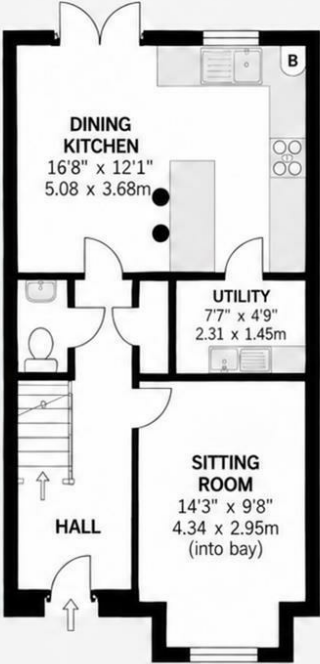
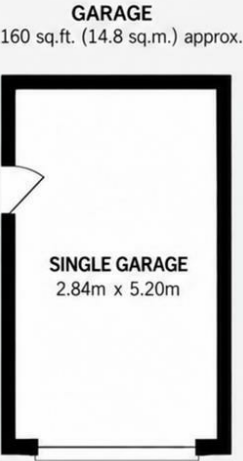
Stamford Brook is a highly regarded modern development, ideally positioned between Timperley and Altrincham and offering an excellent balance of convenience and community. Everyday amenities are close at hand, including Waitrose, while Altrincham's thriving town centre provides an excellent selection of independent shops, restaurants, bars and cafés. The area is also particularly well placed for a range of highly regarded schools, with the Metrolink network providing easy access into Manchester city centre and surrounding areas. For those who enjoy the outdoors, the development also benefits from attractive green spaces and pleasant walking routes nearby.



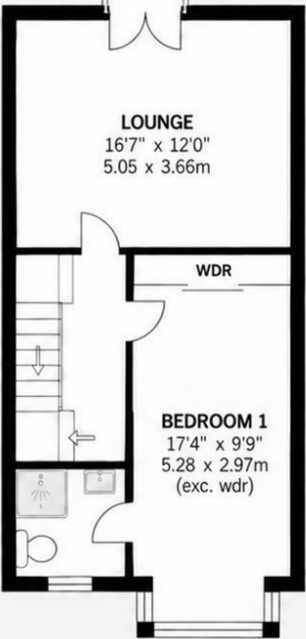
FLOOR PLANS



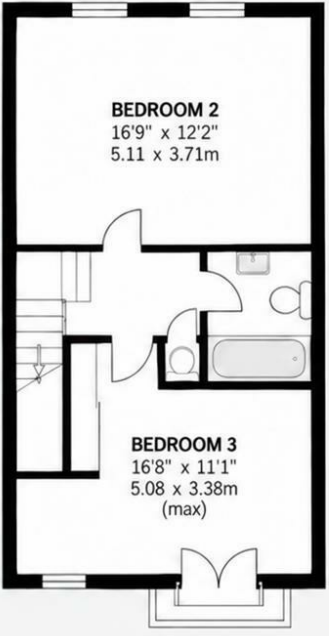
APPROX GROSS FLOOR AREA = 1485 SQ. FEET
= 137.9 SQ. METRES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TOTAL FLOOR AREA : 1485 sq.ft. (137.9 sq.m.) approx. Plus garage 160 sq.ft. (14.8 sq.m.) approx.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.