



HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

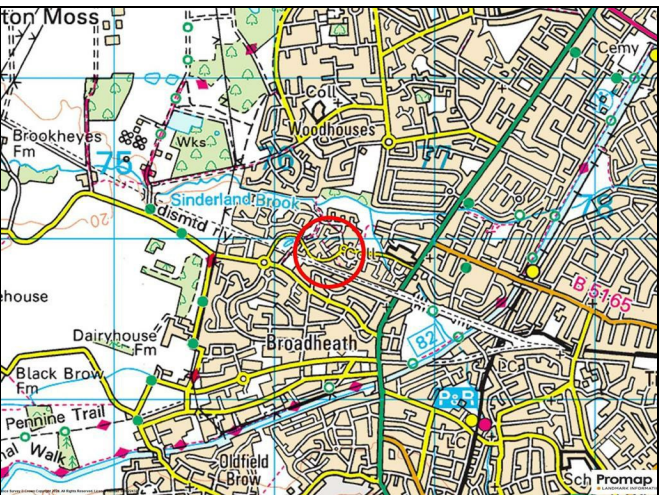
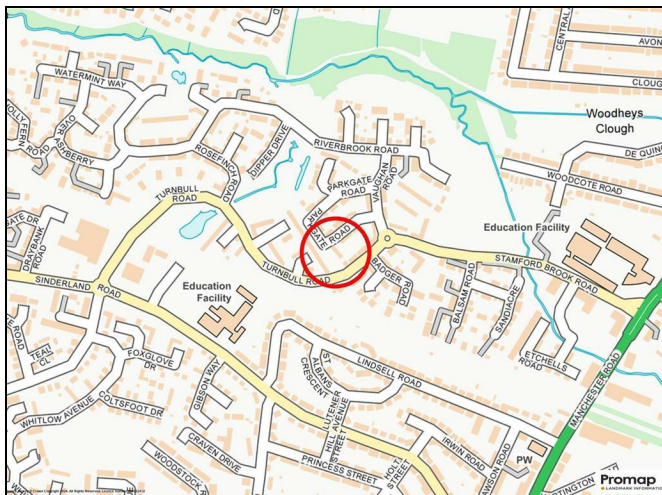


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Road then turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 and continue to follow A56. Turn right onto Stamford Brook Rd then at the roundabout, take the 2nd exit onto Vaughan Rd. Turn left onto Parkgate Rd 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90	(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 the 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

19 Parkgate Road West Timperley, Altrincham, WA14 5UU



****NO CHAIN** A WELL PROPORTIONED TWO DBL BEDROOMED MEWS PROPERTY LOCATED ON THE POPULAR STAMFORD BROOK DEVELOPMENT. ENCLOSED GARDEN. ALLOCATED PARKING.**

Hall. WC. Lounge. Breakfast Kitchen. Two Double Bedrooms. Bathroom. Enclosed lawned Garden.

CONTACT 0161 973 6688

£310,000

www.watersons.net

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A well proportioned Two Double Bedroomed modern mews property located on the popular Stamford Brook Development and ideally positioned with Waitrose on the doorstep and in reasonable distance of Timperley Metrolink and good schools.

Stamford Brook is ideally positioned within a convenient reach of Altrincham Town Centre and the Metrolink at Timperley and within easy reach of the Motorway Networks serving the region.

In addition to the Accommodation, there is a lovely, enclosed, rear Garden and an allocated parking space to the front.

Comprising:

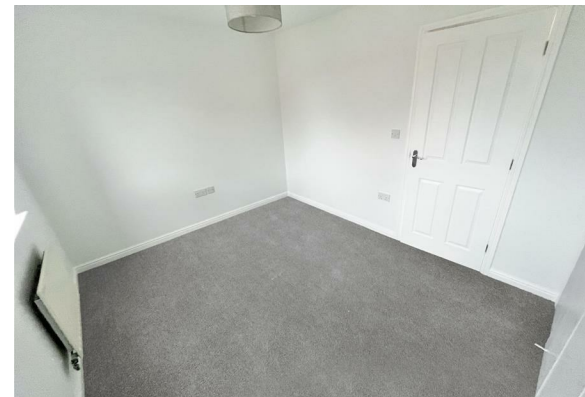
Entrance Hall with opaque glazed front door. Doors open to the Lounge and WC. Staircase rising to the first floor. A well-appointed Ground Floor WC fitted with a white suite with chrome fittings. Opaque window to the front.

Lounge, a good sized reception room having a uPVC double glazed window to the front. Door to the Breakfast Kitchen.

Breakfast Kitchen. A good-sized room with plenty of space for a table. The Kitchen is fitted with a range of base and eye level units with worktops over and inset stainless steel sink unit with mixer tap. Built in stainless steel electric oven, hob, extractor fan.. Ample space for a range of freestanding appliances. UPVC double glazed window to the rear overlooking the Garden. Door opens to the rear. Door opens to a useful under stairs storage cupboard. Wall mounted gas central heating boiler concealed within one of the cupboards.

First Floor Landing serving Two Double Bedrooms and the Bathroom.

Bedroom One. a well-proportioned Double Bedroom with two windows overlooking the rear Garden and with contemporary-design, built-in wardrobes.



Bedroom Two is another Double Bedroom with two windows to the front and storage cupboard housing the hot water cylinder. Built in wardrobes.

A well-appointed Bathroom fitted with a white suite with chrome fittings providing: a bath with shower over, wash hand basin and WC.

To the rear the property enjoys an enclosed lawned garden.

To the front there is an allocated parking space.

Always a popular place to live!

- Freehold
- Council Tax Band - C

Approx Gross Floor Area = 672 Sq. Feet
= 62.5 Sq. Metres

