



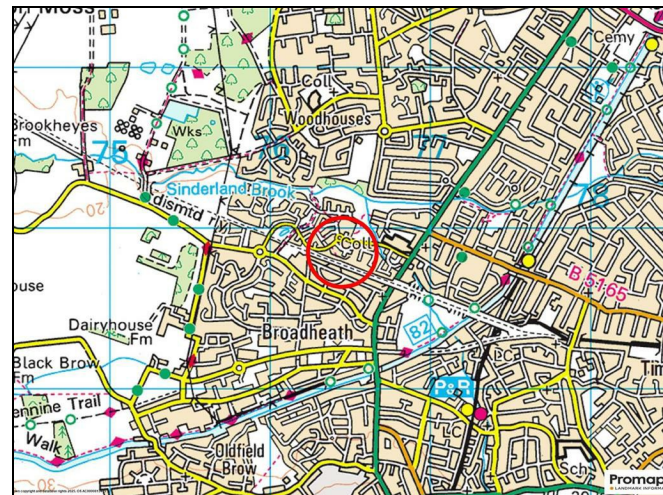
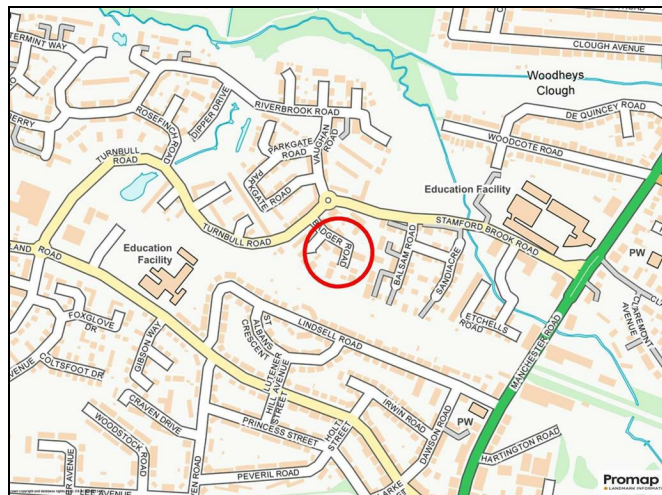
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INDEPENDENT ESTATE AGENTS

location



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			
(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	79	86

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.



INDEPENDENT ESTATE AGENTS

22 Badger Road

West Timperley, Altrincham, WA14 5UZ



A SUPERBLY PROPORTIONED EXTENDED FOUR/FIVE BEDROOMED MODERN TOWNHOUSE WITH OVER 2200 SQFT OF ACCOMMODATION. LOCATED ON THE POPULAR STAMFORD BROOK DEVELOPMENT. GATED DRIVEWAY TO THE REAR + GARDEN.

Hall. WC. Two Reception Rooms. Extended Living Dining Kitchen. Utility. Four Bedrooms. Three Bath/Shower - Two En Suite. Driveway. Garage. Gardens.

CONTACT 0161 973 6688

Offers Over £525,000

in detail



A superbly proportioned, extended, Four/Five Bedroomed modern Townhouse being one of the larger design types and offering over 2200 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 good sized rooms throughout and now includes an extension to the ground floor creating a larger family Kitchen with bi fold doors.

In addition to the Accommodation, there is a gated Driveway and a Single Garage located at the back of the property along with adjacent garden.

Comprising:

Ground Floor Split-Level Landing, having staircase rising to the Upper Floor which further steps down to the Lower Ground Floor, having doors opening to the Sitting Room, Open Plan Living Dining Kitchen and Utility Room.

Sitting Room. A well-proportioned Reception Room, having two solid wood framed double glazed windows to the front elevation. Coved ceiling.

Utility Room fitted with a range of base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Space and plumbing suitable for a washing machine. Tiled floor. Door though to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Wall-hung wash hand basin. Tiled floor.

Open Plan Living Dining Kitchen. A fabulous, large family space, having been extended to the rear and including full-width five pane bi-folding doors opening out onto the rear Garden. The Kitchen is fitted with a range of base and eye-level units with chrome T bar handles and worktops over with inset, one and a half bowl stainless steel sink unit with mixer tap. Built-in, stainless steel double oven with four ring gas hob and extractor hood over. Integrated fridge freezer and dishwasher. Tiled floor.

First Floor Landing, having a spindled staircase rising to the Second Floor. Doors then provide access to the First Floor Lounge, Two further Bedrooms, further Bathroom and useful airing cupboard.

First Floor Lounge, currently laid out as a Bedroom, having a set of solid wood framed double glazed French doors to the rear with Juliette Balcony.

Bedroom Three, having a set of uPVC double glazed French doors opening out to the front with Juliette Balcony

Bedroom Four, having a skylight Velux window to the rear elevation.



Second Floor Landing, having a skylight Velux window to the front elevation. Doors then open to Bedroom One and Two.

Bedroom One. A superb, large Double Bedroom, having a solid wood framed double glazed window to the rear elevation. Extensive built-in wardrobes. Door through to the En Suite Bathroom.

En Suite Bathroom fitted with a suite comprising of panelled bath with shower mixer attachment, low-level WC and pedestal wash hand basin. Skylight Velux window to the rear elevation. Tiled floor.

Bedroom Two. Another good-sized Double Bedroom, having a solid wood framed double glazed window to the front elevation. Built-in wardrobes. Door through to the En Suite Shower Room.

En Suite Shower Room fitted with a suite comprising of enclosed shower cubicle with thermostatic shower, WC and wash hand basin.

Outside to the rear there is a gated driveway leading to the garage and adjacent garden with artificial lawn.

So much space on offer with this design Townhouse!

FREEHOLD PROPERTY
COUNCIL TAX BAND - E



Approx Gross Floor Area = 2217 Sq. Feet
(Including Garage) = 206.0 Sq. Metres

