



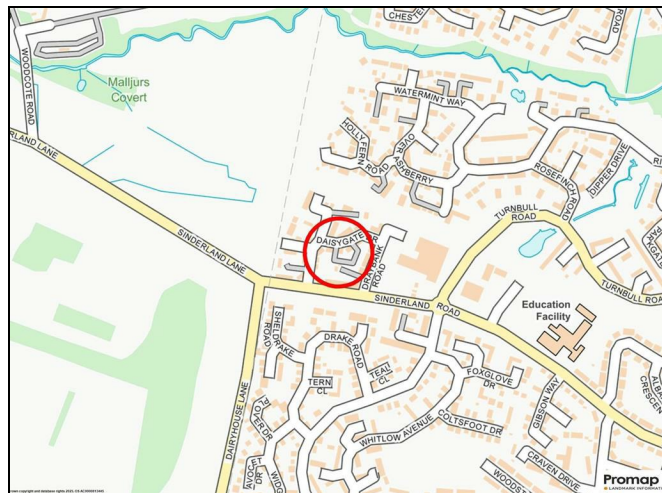
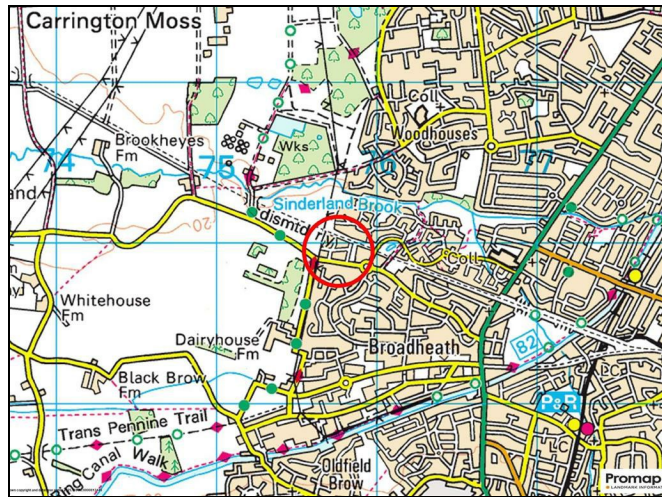
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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



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 ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			92	(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 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 Daisygate Drive West Timperley, Altrincham, WA14 5UB



AN IMMACULATELY PRESENTED MODERN TWO DOUBLE BEDROOMED MEWS LOCATED ON THE POPULAR STAMFORD BROOK DEVELOPMENT WITH WAITROSE ON THE DOORSTEP. DRIVEWAY + GARAGE. LOVELY ENCLOSED GARDEN.

Hall. WC. Lounge. Dining Kitchen. Two Double Bedrooms. Bathroom. Enclosed rear garden. Parking. Garage.

Energy Rating: C

£325,000

in detail



An immaculately-presented, Two Double Bedroomed modern Mews property located on the popular Stamford Brook Development and ideally positioned with Waitrose on the doorstep.

There is a good-sized Lounge in addition to the Dining Kitchen, Two Double Bedrooms to the First Floor served by a Bathroom.

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, Garage with driveway parking in front.

Comprising:

Entrance Hall with opaque glazed front door. Doors open to the Lounge and WC.

A well-appointed Ground Floor WC fitted with a white suite with chrome fittings. Opaque window to the front.

Lounge. A spacious Reception Room with a window to the front. Spindled balustrade staircase to the First Floor. Door to the Dining Kitchen.

Dining Kitchen. A good-sized room with plenty of space for a table. The Kitchen is fitted with a range of high-gloss-finish, laminate fronted units with chrome handles and worktops over and an inset, one-and-a-half bowl sink unit, integrated stainless steel oven, hob, extractor fan. Integrated fridge freezer and plumbing for a washing machine. Polished tiled floor. Window to the rear overlooking the Garden. Door opens to the outside. Door opens to a useful under stairs storage cupboard.

First Floor Landing serving Two Bedrooms and the Bathroom.

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

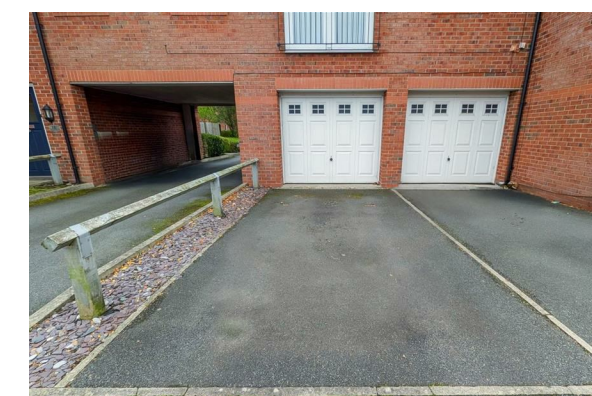
Bedroom Two is another Double Bedroom with two windows to the front and storage cupboard housing the hot water cylinder.

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

The rear Garden has a Patio area adjacent to the back of the house and beyond this, the Garden is laid to lawn with borders surrounding.

Just past the property is a driveway which leads to the single Garage.

An immaculately-presented Home in a great location!



Approx Gross Floor Area = 673 Sq. Feet
= 62.6 Sq. Metres

