



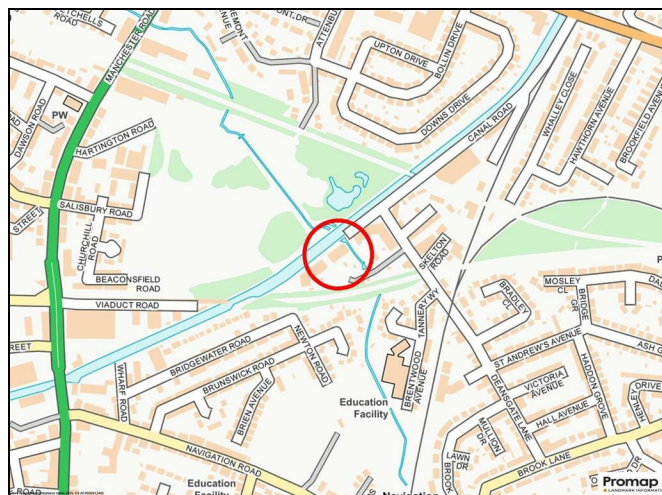
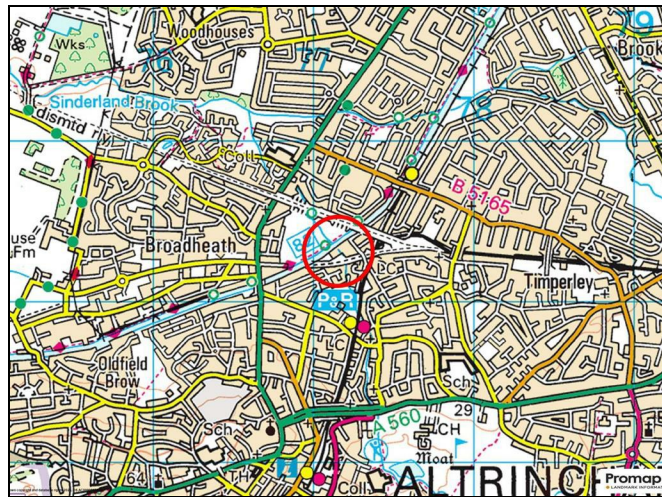
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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
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		

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

Flat 91, 53 Deansgate Lane Timperley, Altrincham, WA14 1SX



A STYLISHLY PRESENTED FIRST FLOOR APARTMENT SET WITHIN A POPULAR DEVELOPMENT ENJOYING CANAL WALKS, WALKING DISTANCE TO THE METROLINK AND WITHIN EASY REACH OF TIMPERLEY VILLAGE.

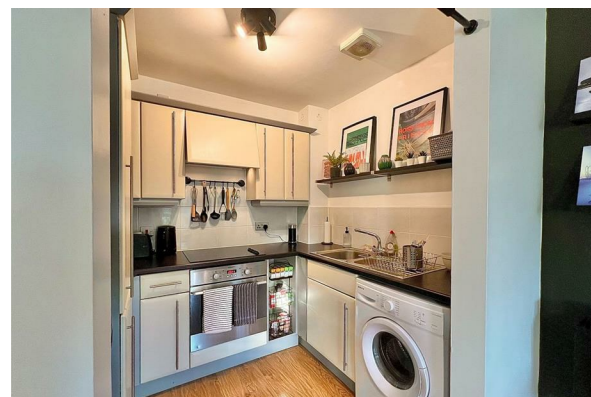
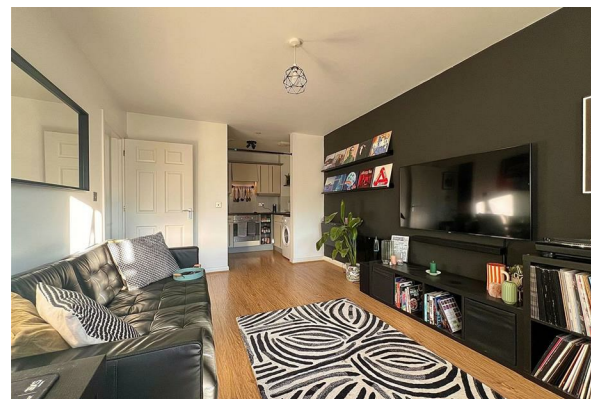
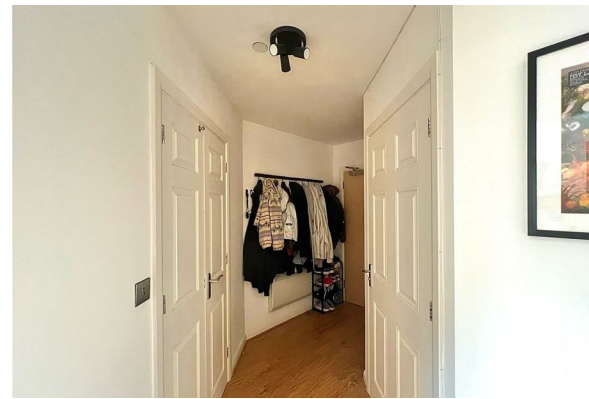
Hall. Open Plan Live In Dining Kitchen. Bedroom. Bathroom. Resident and Visitor Parking. Communal Gardens.

£180,000

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in detail



An excellent First Floor Apartment within this purpose built development, walking distance to local shops, the Metrolink and positioned within convenient reach of Timperley Village and Altrincham Town Centre.

The stylishly presented property extends to 465 square feet providing an Entrance Hall, Living/Dining Room and with Canal views, Kitchen, Double Bedroom and Bathroom.

Additional features of the development include gated Resident and Visitor Parking, Communal Gardens and a Lift to access the Upper Floors.

Comprising:

Communal Entrance with stairs and lift rising to the Upper Floors. Private Entrance to Apartment 91.

Entrance Hall with doors providing access to the Living and Bedroom accommodation. Built in store with heating system and meter cupboard.

Open Plan Living Dining Kitchen with delightful views to the Canals. Open Plan Kitchen fitted with a range of 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 and tiled splashback. Integrated appliances include a stainless steel oven, four ring hob and extractor fan over and there is space for additional Kitchen appliances.

The Bedroom is a superb size with views over the Canals to the rear.

The Bathroom is fitted with a modern white suite and chrome fittings, providing a bath with shower over, wash hand basin and WC.

Externally, the development is set within well maintained grounds and there is an allocated Parking space serving Apartment 91.

- Leasehold - 125 years from 1 January 2008
- Council Tax Band B



Approx Gross Floor Area = 465 Sq. Feet
= 43.3 Sq. Metres

