



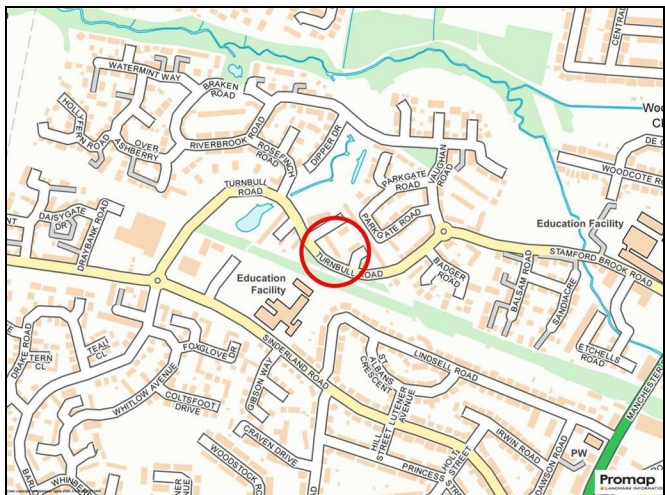
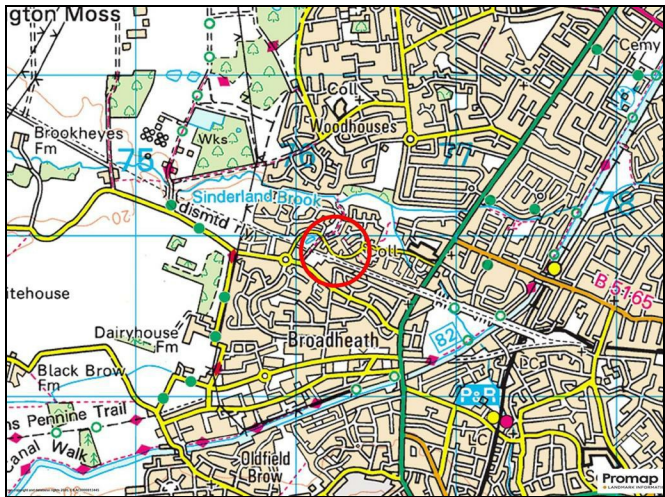
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INDEPENDENT ESTATE AGENTS

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			90
(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 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

32 Turnbull Road West Timperley, Altrincham, WA14 5UP



A SUPERBLY PROPORTIONED THREE BEDROOMED FAMILY HOME ON THE POPULAR STAMFORD BROOK DEVELOPMENT CLOSE TO TIMPERLEY AND ALTRINCHAM. MODERN INTERIOR. ENCLOSED REAR GARDEN. GARAGE + DRIVEWAY TO THE REAR

Hall. WC. Lounge and Dining Room. Kitchen. Three Bedrooms. Two Bath/Showers - One En Suite. Driveway + Garage. Lovely enclosed Garden.

CONTACT SALE 0161 973 6688

£375,000

in detail



A superbly proportioned, Three Bedroomed Family Home located on the ever popular Stamford Brook Development, located close to excellent Schools, Waitrose Supermarket, Metrolink and Timperley and Altrincham Centre.

Internally there are modern kitchen and bathroom fittings, new boiler 2022 and neutral decoration.



Outside there is a lovely enclosed garden to the rear as well as a Garage and Driveway.

Comprising:

Entrance Hall. Having doors providing access to the Lounge, Dining Room, Kitchen, Ground Floor WC. Spindle staircase rises to the First Floor.

Ground Floor WC. Fitted with a low level WC and wash hand basin.

Kitchen. Fitted with a range of modern gloss finish base and eye level units with chrome 'T bar' handles with worktops over and inset stainless steel sink unit with mixer tap. Built in stainless steel electric oven with four ring gas hob and extractor hood over. Integrated fridge freezer. Space and plumbing suitable for a dish washer and washing machine. Wall mounted Valiant gas central heating boiler (installed 2022 with with 10 years warranty, serviced every year). .uPVC double glazed window to the front elevation with attractive plantation shutters. Tiled floor.

Lounge and Dining Room. A superb large reception room having a set of uPVC double glazed French doors opening out to the rear gardens. Door provides access to a useful understairs storage cupboard.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Doors then provide access to Three Bedrooms and Family Bathroom. Further door opens to a useful storage cupboard. Loft access point.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the front elevation with plantation shutters. Door provides access to a wardrobe cupboard. Further door opens to the En Suite Shower Room.

En Suite Shower Room. Fitted with a suite with chrome fittings comprising of enclosed shower cubicle with thermostatic shower over. Wash hand basin. WC.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three. Having a uPVC double glazed window to the rear elevation.



Family Bathroom. Fitted with a suite comprising of panelled bath with shower mixer attachment. Wash hand basin. WC. Opaque double glazed window to the front elevation.

Outside, there is a lovely enclosed rear garden, with the garden fences replaced in July 2026, as well as a Garage and Driveway. The rear door of the Garage is accessed directly from the gardens.



Always a popular place to live!



Approx Gross Floor Area = 1001 Sq. Feet
(Including Garage) = 93.0 Sq. Metres

Approx Gross Floor Area = 828 Sq. Feet
(Excluding Garage) = 76.9 Sq. Metres

