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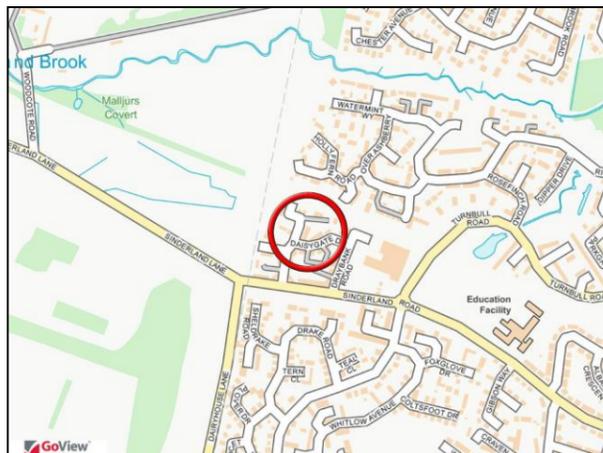


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across into Barrington Road to the next set of traffic lights and then turn right onto the main A56 Manchester Road. Continue along Manchester Road for some distance and then turn left at traffic lights into Sinderland Road. Proceed along for some distance before turning right into Heathermount, where the property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

16 Heathermount Altrincham, Cheshire, WA14 5ZP



AN IMMACULATELY PRESENTED MODERN END TERRACE ON THE LATER PHASE OF POPULAR STAMFORD BROOK DEVELOPMENT WITH WAITROSE ON THE DOORSTEP.

Hall. WC. Lounge. Dining Kitchen. Two Double Bedrooms. Bathroom. Two Car Parking to the rear.

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 Rating		Current	Potential
Very energy efficient - lower running costs	A		96	Very environmentally friendly - lower CO2 emissions	A		96
	B				B		
	C				C		
	D				D		
	E				E		
	F				F		
Not energy efficient - higher running costs	G			Not environmentally friendly - higher CO2 emissions	G		
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.				The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.			

“ A beautifully presented home ”

£225,000

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.

in detail



An immaculately presented "nearly new" Semi Detached property located on the popular Stamford Brook Development and ideally positioned with Waitrose on the doorstep.

The property is part of the later phase of the Stamford Brook Development and therefore with newer specification Kitchen and Bathroom fittings and is ready to move into with the minimum of fuss.

There is a good sized Lounge in addition to the Dining Kitchen, Two Double Bedrooms to the first floor served by a Bathroom and the property has an enclosed garden and parking for two cars to the rear.

Comprising:

Entrance door and entrance Hall with wood finish flooring. Well appointed Ground Floor WC with white suite, chrome fittings and a continuation of the wood finish floor.

Spacious Lounge with a window to the front. Modern wood effect flooring. Spindle balustrade staircase to the first floor.

Dining Kitchen with a window overlooking the rear garden and a door giving access to the same, with tiled flooring throughout and useful understairs storage and fitted with a range of high gloss finish, laminate fronted units with worktops over and an inset one and a half bowl sink unit, integrated stainless steel oven, hob, extractor fan and fridge freezer with plumbing for a washing machine.



First floor Landing serving Two Bedrooms and the Bathroom.

Principal Bedroom One with two windows overlooking the rear garden and with contemporary design built in wardrobes.

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

The Bedrooms are served by the Bathroom, well appointed with a white suite with chrome fittings providing a bath with thermostatic shower over, wash hand basin and WC. Extensive tiling to the walls and floor.

The property enjoys a garden frontage whilst to the rear there is a parking area serving this and neighbouring properties. There are two reserved parking spaces with a path giving access to a gate to the rear of the property.

The rear garden has a patio area adjacent to the back of the house and beyond this the garden is laid to lawn with timber fencing. uPVC double glazing.

An immaculately presented home in a great location.



Approx Gross Floor Area = 659 Sq. Feet
= 61.09 Sq. Metres

