



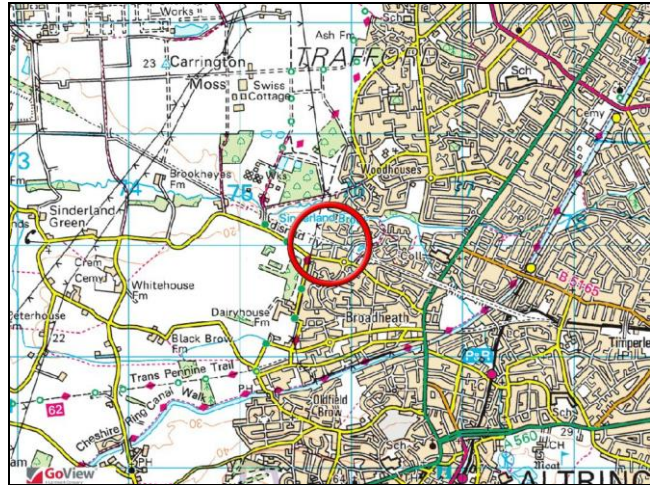
**HALE OFFICE:**  
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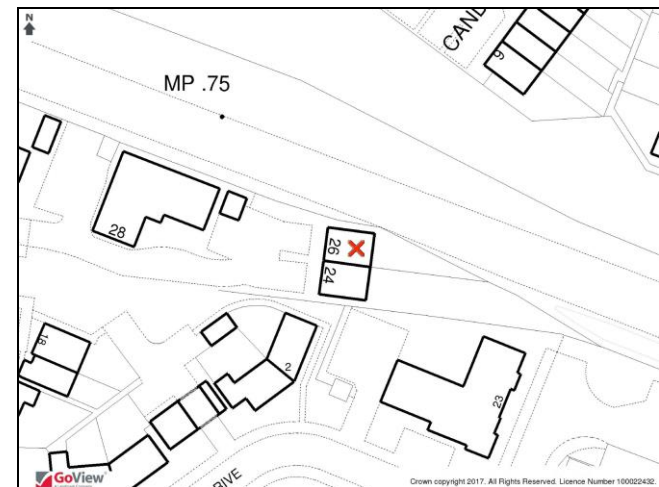
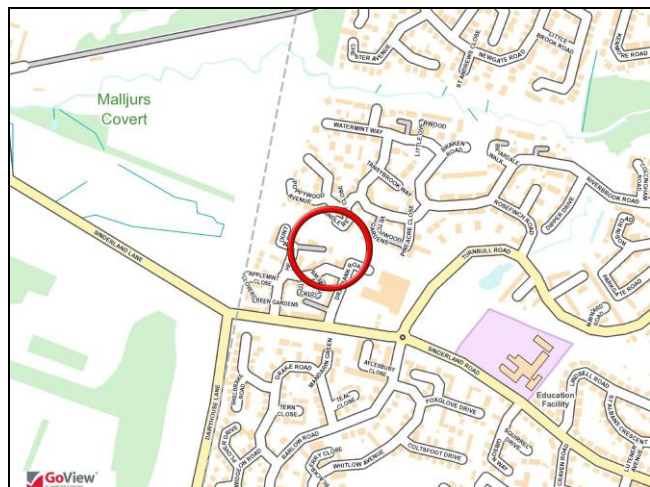


INDEPENDENT ESTATE AGENTS

# location

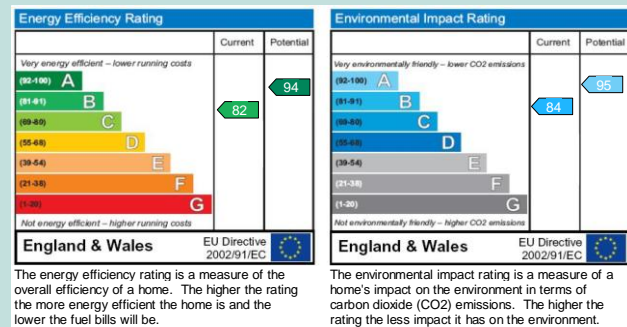


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway 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 towards the end of the road on the left hand side.



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



**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

# 26 Heathermount Broadheath, Altrincham, Cheshire, WA14 5ZP



**A BRAND NEW SEMI DETACHED PROPERTY ON THE POPULAR STAMFORD BROOK DEVELOPMENT BY REDROW HOMES. 959 sqft.**

Hall. WC. Lounge. Dining Kitchen. Three Bedrooms. Two/Bath Shower Rooms. Driveway. Garden. Ready to move into with No Chain

“ A fantastic home offered for sale with no chain ”

**£339,995**

# in detail



A superbly designed, brand new, traditionally styled Semi Detached property, part of the 'Heritage Collection' by Redrow Homes and positioned on the enormously popular Stamford Brook Development.

The property is ideally located with Waitrose Supermarket on the doorstep and is attractively designed with half rendered elevations and Georgian style multi paned windows.



The property is beautifully appointed throughout with high specification Kitchen and Bathroom fittings and comes carpeted, ready to move into with the minimum of fuss.

Comprising:

Covered Porch. Hall with staircase to the first floor and storage cupboard beneath. Ground Floor WC with white suite and chrome fittings.

Lounge with multi paned window to the front.

Dining Kitchen with windows and patio doors enjoying an aspect of and giving access to the gardens, fitted with a range of white high gloss finish laminate fronted units with stainless steel finish handles and worktops over, with integrated stainless steel AEG appliances to include an oven, combination microwave oven, four ring gas hob and extractor fan. Further integrated fridge freezer. Cupboard housing plumbing for a washing machine.

First Floor Landing serving Three Bedrooms and the Family Bathroom. Airing cupboard housing the hot water and heating system.

Bedroom One with a window to the front and recesses suitable for freestanding wardrobes, available by negotiation with Redrow.

En Suite Shower Room appointed with a white suite with chrome fittings, providing a double width shower cubicle with thermostatic shower, wash hand basin and WC.

Double Bedroom Two positioned to the rear.

Large Single Bedroom Three also to the rear.

These Bedrooms are further served by the Family Bathroom with an attractive feature window to the front and fitted with a white suite with chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC.

Externally there is off street parking for two cars side by side to the front, flanked by garden areas. There is access down the side of the property to the rear garden which is laid to a long, shaped area of lawn enclosed within timber fencing.

This particular property has an attractive outlook over the adjacent Wildlife Corridor.

A superbly styled property ready to move into with no chain.

uPVC Double Glazing. Gas Central Heating.



Approx Gross Floor Area = 959 Sq. Feet  
= 89.0 Sq. Metres

