



RIVERBROOK ROAD
WEST TIMPERLEY

OFFERS OVER

£200,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 NO CHAIN



VITALSPACE
INDEPENDENT ESTATE AGENTS

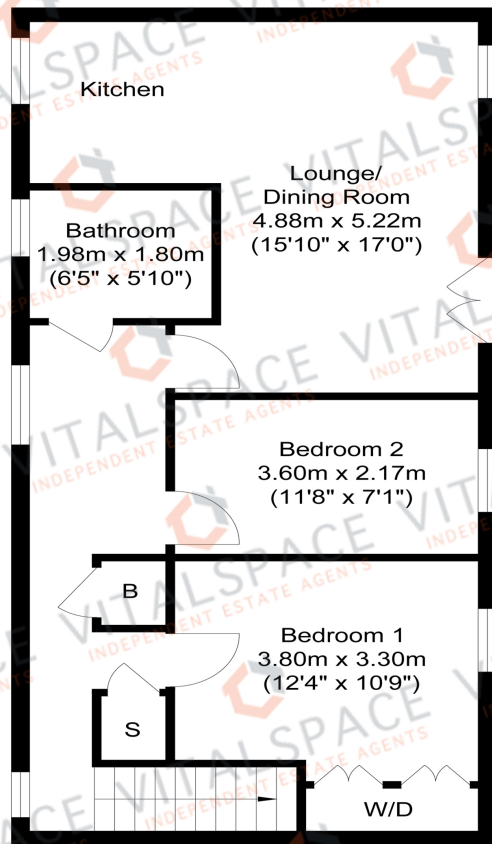


Riverbrook Road, West Timperley, WA14 5UL

****VIDEO TOUR** - **NO ONWARD CHAIN** - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this exceptionally well presented **TWO DOUBLE BEDROOM** mews house located on the always popular Stamford Brook Development in West Timperley. Constructed in 2008 and purchased off-plan by our clients, this highly desirable home forms part of an award-winning Eco-friendly development with benefits of low running costs, enhanced insulation specification. Its location and elevated position provide a wonderful bright open aspect and unrestricted view over one of the wetland eco-landscaped areas within the heart of the development. A quiet development, largely occupied by professional families and built on National Trust land, this recently redecorated property is approached by its own private entrance and the internal accommodation briefly comprises; a good sized first floor landing with ample storage, a bright and spacious open plan kitchen living dining area with Juliet balcony and windows allowing ample natural light to enter the room. The kitchen itself is fitted with a comprehensive range of modern wall and base units with integrated appliances. There are two generously proportioned double bedrooms, the master benefiting from generous fitted wardrobes along with a contemporary white three piece bathroom. Externally, to the rear of the house are located **TWO** private car parking spaces and its own fenced-in private, pleasant, courtyard garden ideal for alfresco dining during those summer months. Further benefits of this enviable mews house include gas central heating, uPVC double glazing, and ample storage including a loft space. This development is particularly popular with buyers looking to commute to Manchester either via the A56 or via the Timperley Metrolink on Park Road. In addition, Waitrose, Asda and Aldi Supermarkets are all nearby as is Altrincham Trading Estate. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Approximate Floor Area
598.25 sq. ft (55.58 sq.m)

Features

- Two double bedrooms
- Attractive new property
- High specification
- Two parking spaces
- Private rear garden
- Open plan living/kitchen
- Open aspect landscaped views
- Gas central heating
- uPVC double glazing
- No onward chain

Frequently Asked Questions

How long have you owned the property for? Since built - 2008

How old is the boiler and when was it last inspected?

When was the property last rewired? When built - 2008

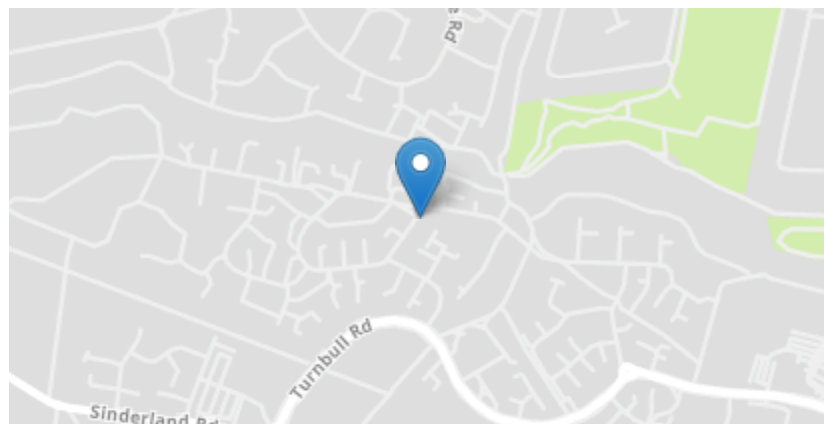
Reasons for sale of property? Upsize

Tenure: Leasehold

Ground rent: £

Service charge: £

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	71	75
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		

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