



RIVERBROOK ROAD
WEST TIMPERLEY

£350,000

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



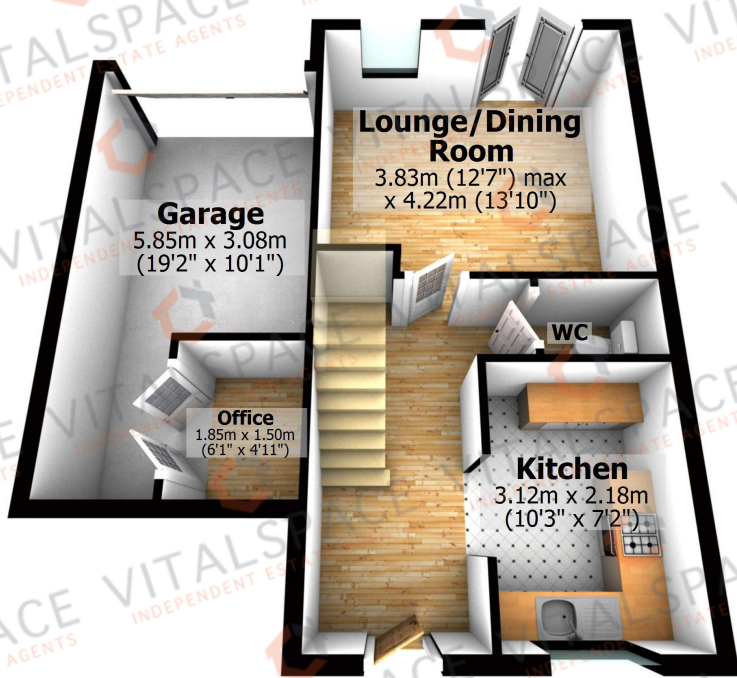
Riverbrook Road, West Timperley, WA14 5UL

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculately presented TWO DOUBLE BEDROOM semi detached property located on the always popular Stamford Brook Development in West Timperley. Constructed in 2008, this highly desirable home forms part of an award-winning Eco-friendly development with benefits of low running costs, enhanced insulation specification and is situated just minutes walk from the Trans Pennine trail, Waitrose and Broadheath Primary School. Presented to a high standard, the accommodation briefly comprises; a warm and welcoming entrance hallway with access into the downstairs WC, a well-appointed modern fitted kitchen alongside a generous sized living/dining room offering a bright and airy living space with uPVC double doors providing access out into the rear garden. Stairs rise to the first floor landing where two double bedrooms can be found, both of which are generous sized with the principal bedroom also benefits a tiled en-suite shower room. A three piece family bathroom with a shower over bath combination completes the first floor accommodation. Externally, to the rear of the property, an enclosed garden can be found with a patio area providing ample space for entertaining during those summer months. From the rear garden, a gate conveniently opens to a driveway and a separate garage. Within the garage itself, a partitioned area creates a perfect study area, ideal for those wishing to work from home. Further benefits of this enviable semi detached 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.

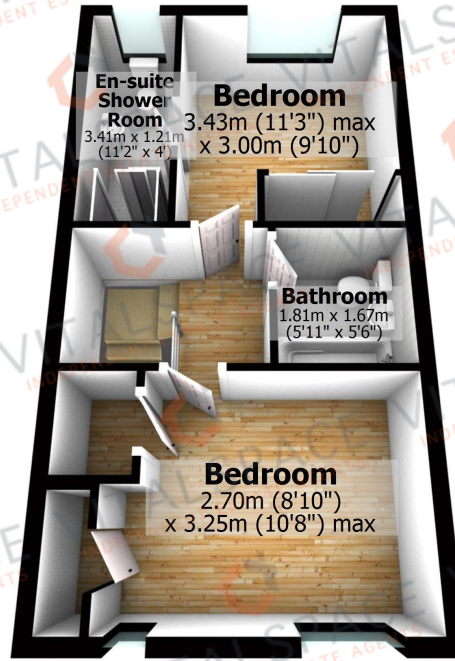




Ground Floor



First Floor



Features

- Two double bedrooms
- Semi detached property
- Private rear garden
- Driveway and garage
- Constructed in 2008
- Gas central heating
- En-suite shower room
- Spacious living room

Frequently Asked Questions

How long have you owned the property for? 7 years

When was the roof last replaced? When built

How old is the boiler and when was it last inspected? Central heating with water storage tank serviced 2021

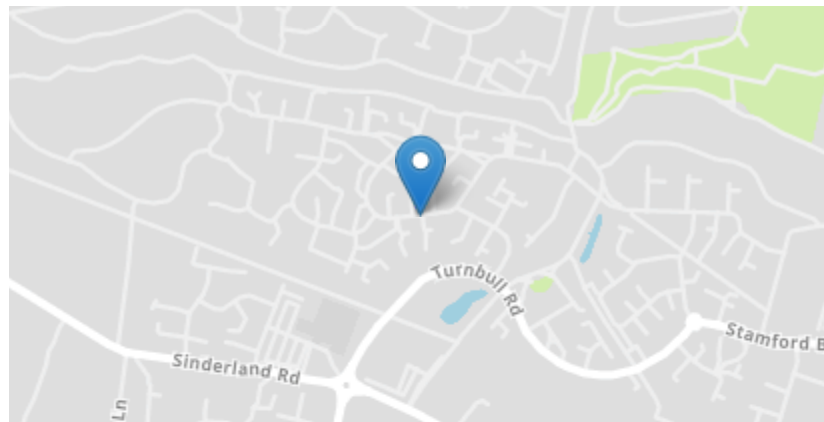
When was the property last rewired? No

Which way does the garden face? North facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Upsize

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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