



APARTMENT 5 BRIDGEWATER HOUSE 88 PARK ROAD | TIMPERLEY

OFFERS OVER £220,000

A beautifully presented and superbly proportioned modern apartment in an ideal location opposite Timperley Metrolink station and with local shops on Park Road plus easy access to the canal tow path leading to Dunham Massey and Manchester City Centre. The accommodation briefly comprises secure communal entrance hall, private entrance hall with storage, impressive open plan L shaped living dining kitchen with a full range of integrated appliances, master bedroom with en-suite shower room/WC plus further double bedroom and main bathroom/WC. Allocated residents parking. Viewing is highly recommended to appreciate the standard and proportions of the accommodation on offer.

POSTCODE: WA14 5BZ

DESCRIPTION

Bridgewater House is a modern development comprising a mixture of 1 and 2 bed apartments ideally positioned opposite Timperley Metrolink station and within walking distance of local shops on Park Road and with the Bridgewater Canal tow path adjacent leading to Dunham Massey in one direction and Sale/Manchester in the other.

The property is ideal for first time buyers and investors alike and needs to be seen to be appreciated.

The accommodation is approached via a secure communal entrance hall with stairs and lift to all floors. This apartment is positioned on the ground floor and the private entrance hall has access to a large storage cupboard and leads onto all rooms. There is an impressive open plan L shaped living dining kitchen with a comprehensive range of high gloss units and full range of integrated appliances. The master bedroom benefits from an adjacent shower room/WC and there is a second double bedroom serviced by the bathroom/WC fitted with a modern white suite with chrome fittings.

A superb opportunity in an ideal location and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure entry system. Lift and stairs to all floors.

PRIVATE ENTRANCE HALL

Large storage cupboard housing hot water system/heating system and plumbing for washing machine.

OPEN PLAN LIVING DINING KITCHEN

An impressive L shaped open plan space with a comprehensive range of white high gloss wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with hose tap. Integrated appliances by Bosch include an oven/grill plus four ring hob with stainless steel extractor hood over and also a microwave. Integrated fridge freezer and dishwasher. Ample space for living and dining suites. Television aerial point. Telephone point. Radiator. Recessed low voltage lighting. PVCu double glazed window to the rear.

BEDROOM 1

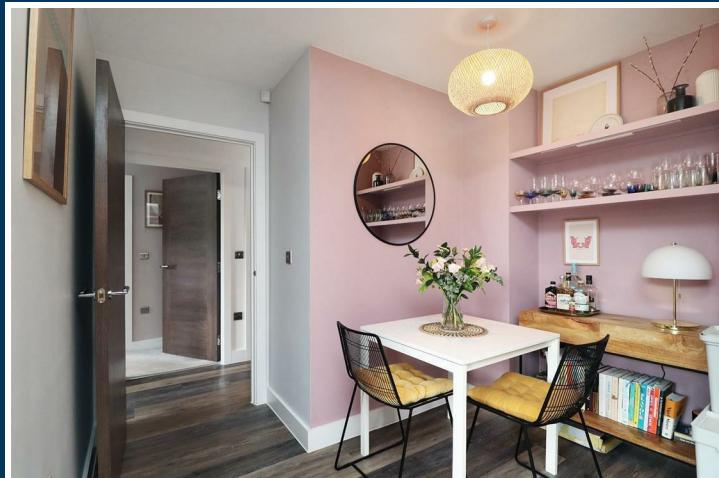
PVCu double glazed window to the rear. Radiator.

EN-SUITE

With a modern white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Half tiled walls. Recessed low voltage lighting. Extractor fan.

BEDROOM 2

PVCu double glazed window to the rear. Radiator.



BATHROOM

With white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Half tiled walls. Recessed low voltage lighting. Extractor fan.



OUTSIDE

Residents allocated parking plus bike store. This apartments allocated space is number 5.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

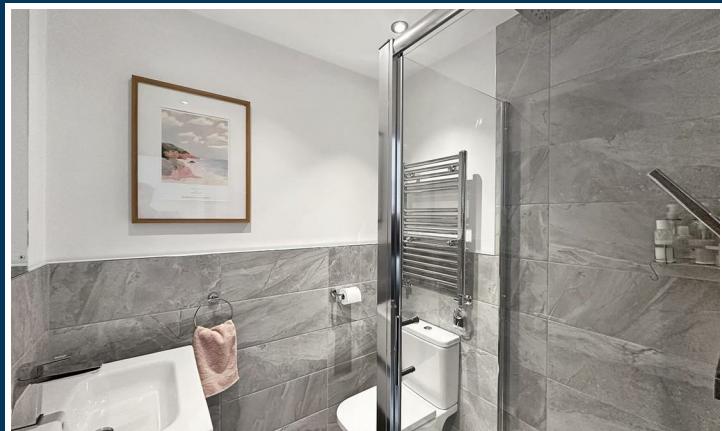
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TENURE

We are informed the property held on a Leasehold basis for the residue of a 999 year term commencing 01/01/2018 and subject to a Ground Rent of £185.00 per annum. This should be verified by your Solicitor.

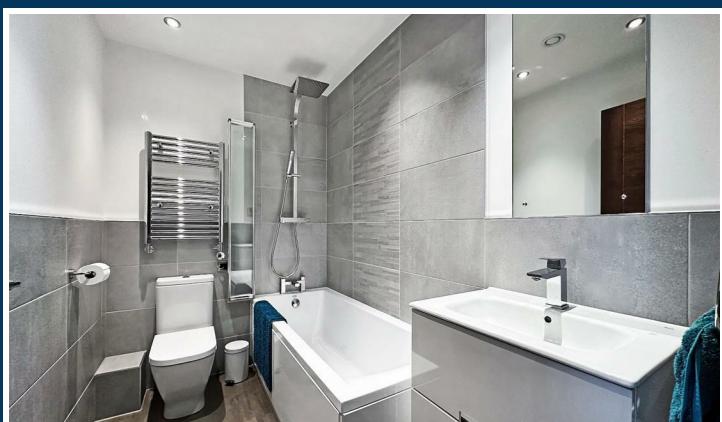
SERVICE CHARGE

We are informed the service charge is currently £120.00 per calendar month and include heating, lighting and cleaning of common parts, window cleaning and buildings insurance, grounds/garden maintenance. Full details will be provided by our clients Solicitor.

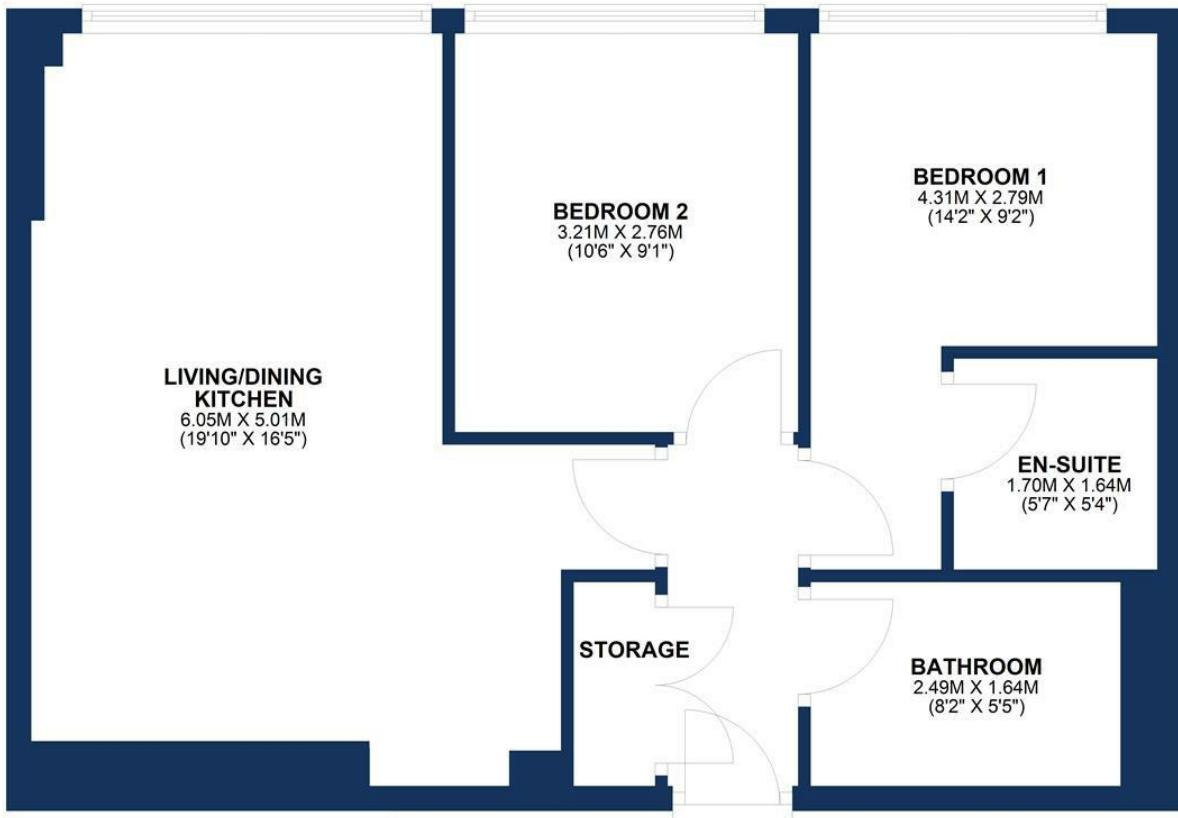


NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 54.7 SQ. METRES (589.2 SQ. FEET)

Floorplan for illustrative purposes only



HALE BARNs
292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNs@IANMACKLIN.COM

HALE
OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY
385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM