

*John N*  
**Hilditch & Co**



**3 BADGER ROAD, STAMFORD BROOK,  
ALTRINCHAM, CHESHIRE, WA14 5UZ**

OCCUPYING A POPULAR LOCATION ON A NEWLY BUILT  
DEVELOPMENT A WELL PRESENTED THREE BEDROOMED MEWS STYLE  
HOUSE WITH THE UNDOUBTED BENEFIT OF EN-SUITE FACILITIES,  
GARAGE AND PARKING.

**£225,000**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
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## DESCRIPTION

Constructed by Redrow Homes within the last two to three years Stamford Brook is a smart development set almost equi distant between Altrincham and Sale. The property which is spread over two floors comprises gas centrally heated and double glazed accommodation of an entrance hallway with downstairs cloakroom, good sized principal lounge, dining room, kitchen, master bedroom with en-suite, two further bedrooms and a family bathroom. Externally is a garage, car parking and the gardens as described over leaf.

This development is handily located for Altrincham town centre, the local business park with a range of large multiples and access to the urban motorway network and International Airport are literally on the doorstep. Hale's fashionable village lies within ten minutes drive with its shops and restaurants and the urban motorway network and International Airport are on the doorstep.

## DIRECTIONS

Approaching the development of Stamford Brook take the first turning at the mini round about onto Turnbull Road, turning left onto Badger Road, the property will be found immediately on the left.

### IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

*Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.*

## GROUND FLOOR

**ENTRANCE HALLWAY 3.25 (10'8") IN DEPTH BY 1.2 (3'11") AT THE FRONT WIDENING TO 1.97 (6'6")**

double leaf radiator. Burglar alarm controls. Useful downstairs storage cupboard. Telephone point. Staircase to first floor and landing.

**DOWNSTAIRS CLOAKROOM 1.5 X 1.08 (4'11" X 3'6")**

a white suite comprising wall mounted wash basin with tiled splashback. Low level wc. Single radiator and attractively tiled floor.

**LOUNGE 5.45 X 2.95 (17'10" X 9'8")**

with French doors (Upvc) opening onto the rear garden and patio. Double leaf radiator. Television point. Telephone point. Moulded ceiling cornicing.

**DINING ROOM 2.9 X 2.65 (9'6" X 8'8")**

single radiator. Moulded ceiling cornicing. Archway leading to kitchen.

**KITCHEN 2.75 X 2.73 (9'0" X 8'11")**

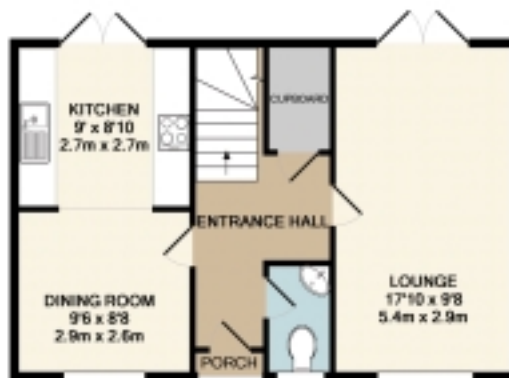
fitted with a range of contemporary units comprising single drainer 1 bowl sink unit with a range of base cupboards, drawers, matching eye level cupboards and heat resistant working surfaces. Built-in stainless steel Zanussi oven, four ring gas hob and stainless steel extractor. Plumbing for washing machine. Space for refrigerator and freezer. Tiled floor. French doors opening onto the rear patio and garden. Partly tiled walls in a rustic style.

Staircase from hallway to first floor and landing.

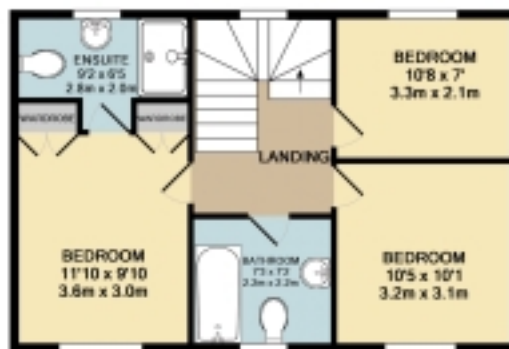


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)

3 BADGER ROAD  
TOTAL APPROX. FLOOR AREA 947 SQ.FT. (88.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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