



Offices at: Chorlton, Didsbury, Disley, Glossop, Hale, Macclesfield, Manchester, Sale, Salford, Wilmslow, Whithington.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Please note that if you have already instructed another agency we would advise you to check any agreement you may have to ensure that you are not liable for more than one commission by instructing us as your agent.

172 Ashley Road, Hale, WA15 9SF  
0161 929 9797  
hale@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

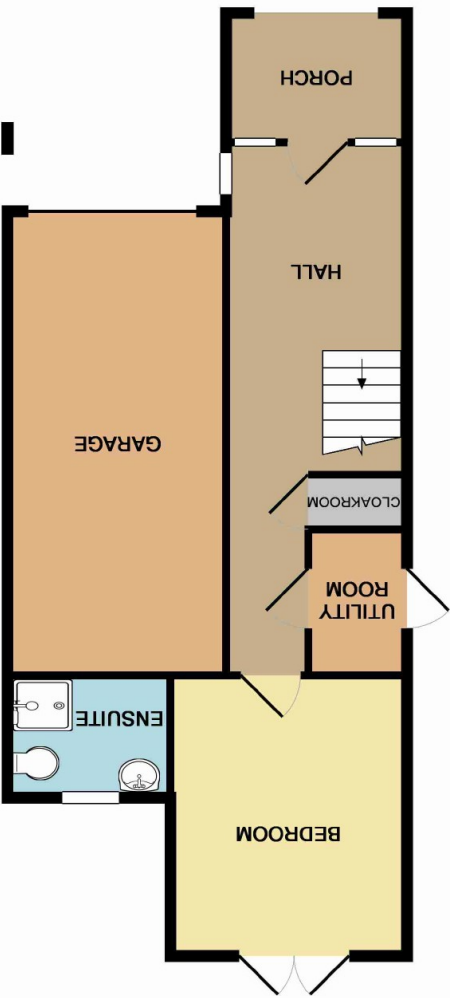


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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.

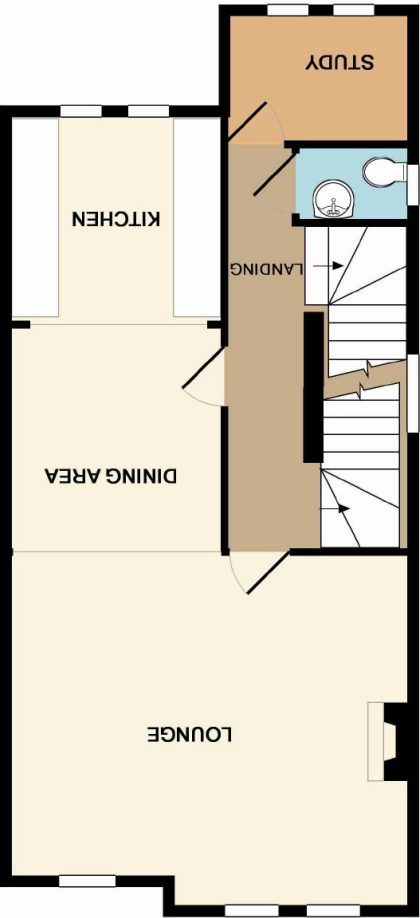
Made with Metropix ©2015

TOTAL APPROX. FLOOR AREA 1500 SQ.FT. (139.4 SQ.M.)

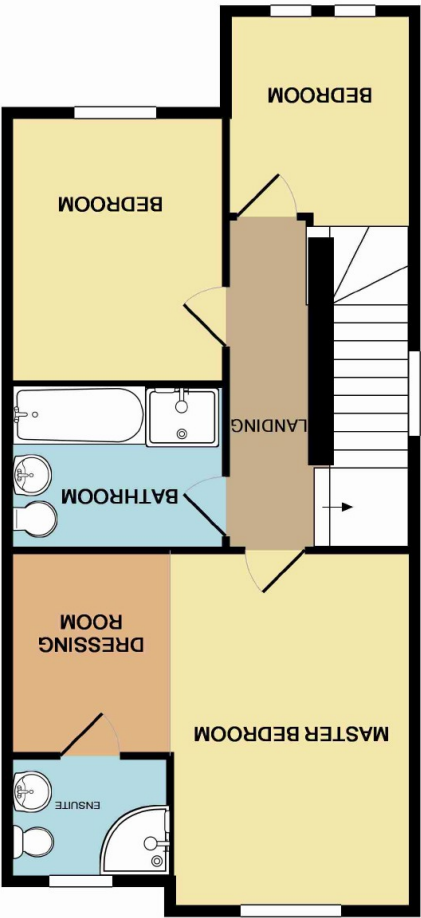
GROUND FLOOR



1ST FLOOR



2ND FLOOR







138 Park Road, Timperley,  
WA15 6TQ  
£1,795 Per calendar month



**The Property**

Park Road TIMPERLEY - Fabulous new build within a prestige development of just 4 houses. The development is designed in a contemporary style, creating four imposing three storey semi detached homes, providing superb accommodation ideal for modern living. The blend of style continues inside with sleek kitchen, designer sanitary ware combining beautifully with traditional construction methods and the fabric of the building, the property also comprises of four bedrooms and an additional playroom/study. The property has an integral electrically operated garage and private South facing rear garden. The Timperley MetroLink station with access to Media City and Manchester City Centre is just a short stroll away as is the bustling Village of

Timperley and the Market Town of Altrincham just a few minutes drive away. Undoubtedly one of the biggest attractions of this development is the incredible school catchments of the area for children of all ages making this property an ideal family home. Available Mid September. Part

**Locality**

Ground Floor, Porch 1.65 x 2.30 (5'5" x 7'7" ), Hall 6.80 x 2.30 (22'4" x 7'7" ), Utility 1.25 x 1.85 (4'1" x 6'1" ), Cloakroom 0.78 x 1.25 (2'7" x 4'1" ), Bedroom 3.20 x 3.36 (10'6" x 11'0" ), En-suite 1.56 x 2.08 (5'1" x 6'10" ), First Floor, Landing 4.35 x 1.10 (14'3" x 3'7" ), Lounge 3.98 x 5.40 (13'1" x 17'9" ), Dining Room 2.90 x 2.78 (9'6" x 9'1" ), Kitchen 2.70 x 2.78 (8'10" x 9'1" ), WC 1 x 1.50 (3'3" x 4'11" ), Study 1.70 x 2.50 (5'7" x 8'2" ), Second Floor, Landing 3.95 x 1.10 (13'0" x 3'7" ), Master Bedroom + Dressing area 3.98 x 5.40 (13'1" x 17'9" ), En-suite 1.60 x 2.08 (5'3" x 6'10" ), Family Bathroom 2.00 x 2.78 (6'7" x 9'1" ), Bedroom 3.45 x 2.78 (11'4" x 9'1" ), Bedroom 2.90 x 2.50 (9'6" x 8'2" ), Garage, Externally

Postcode - WA15 6TQ  
EPC Rating - B  
Floor Area - 1500 sq ft  
Local Authority -  
Council Tax - Band

