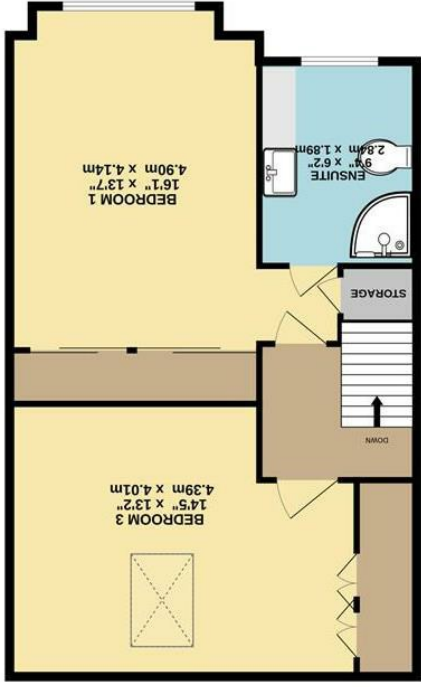


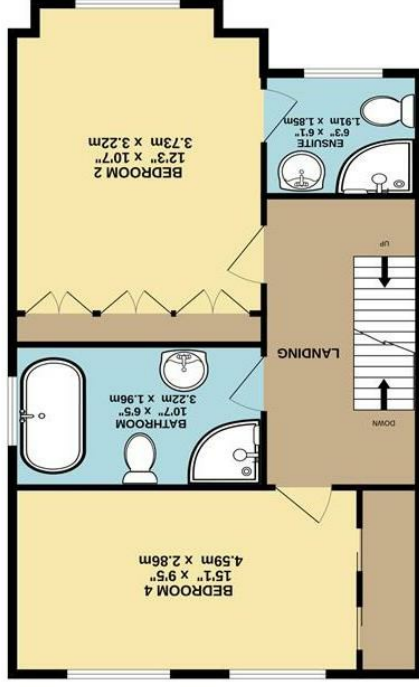
These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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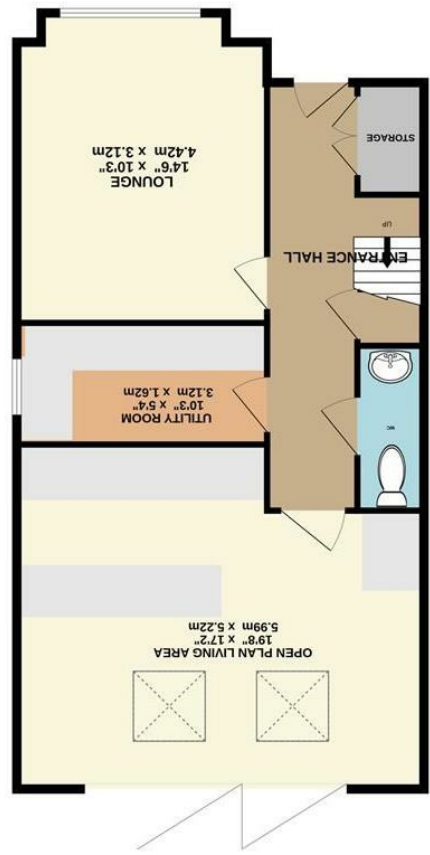
TOTAL FLOOR AREA: 1708sq. ft. (158.7 sq.m.) approx.



2ND FLOOR



1ST FLOOR



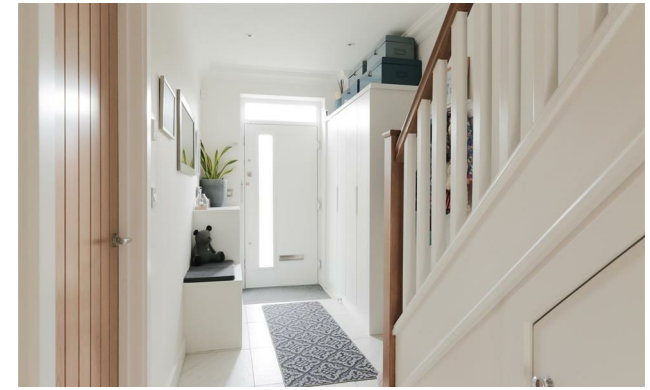
GROUND FLOOR





Brookway Altrincham WA15 6AA

£699,950

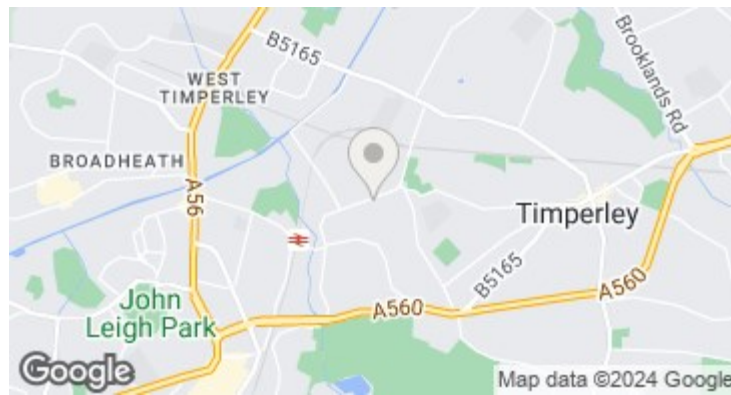


### The Property

A beautifully presented and highly distinguished home of considerable merit which will suit a variety of buyers. With four bedrooms and three bathrooms, this stunning mews style family property offers a huge amount of versatility. Having been constructed in 2019 by Messrs Branley Homes, Brook Gardens is a highly sought after location and is turnkey ready. Offering a substantial amount of space over three floors the modern property is something not to be missed. Within a short distance the property is easily accessible to Timperley's local amenities, transport links and local schools. In brief the property comprises: Spacious entrance hallway with storage and W.C, front sitting room, utility room and finally the sleek and modern open plan kitchen/living area. A large open plan space with velux windows and bi-fold doors providing an abundance of natural light. To the first floor there is a double bedroom boasting a modern ensuite shower room, whilst the second double bedroom is served by the family bathroom. To the second floor the property features a second double bedroom and the master suite. An airy and bright space which boasts a modern ensuite shower room and fitted wardrobes. Externally the property is enclosed by a front courtyard garden, whilst to the rear of the property which benefits from its Southerly orientation offers a good degree of privacy. With a patio seating area and a lawned garden. Finally, there is parking for residents which is accessed via remote controlled gates with the property benefiting from two spaces. Viewings of this property are highly recommended and are by appointment only.

### Directions

WA15 6AA



- Built in 2019
- Open Plan Living Area
- DWC
- Four Double Bedrooms
- Three Bathrooms
- Immaculate Throughout
- Enclosed South Facing Rear Garden
- Two Allocated Parking Spaces
- Freehold

Postcode - WA15 6AA

EPC Rating - B

Floor Area - 1708.00 sq ft

Local Authority - Trafford

Council Tax - E

