



Cheddleton Road, West Timperley,
WA14
Offers In Excess Of £225,000



Property Features

- Two Bedroom First Floor Apartment
- Chain Free Sale
- Recently Renovate to An Impressive Specification
- Open-Plan Kitchen - Diner
- Generous Communal Gardens
- Two Allocated Parking Spaces
- Juliette Balcony from Lounge
- Modern Boiler and Electrical Consumer Unit
- Access to National Trust Parkland



Full Description

An immaculately presented two bedroom first floor apartment, located in a small development in a quiet enclave on the popular Stamford Brook estate. This property offers allocated off-road parking for two vehicles; large enclosed communal gardens; a range of integrated appliances; ergonomic modern fitted kitchen which was replaced recently, along with new Amitco flooring, all new solid Oak doors and combi boiler.

This property is sold chain free by a very diligent home owner and would make the perfect home for a professional, couple or as a buy-to-let investment.



ENTRANCE HALL

The entrance hall offers access to all rooms with the addition of two solid oak doors leading to a utility cupboard which allows space and plumbing for a washing machine and tumble dryer, and the other to a convenient cloak cupboard with a power point allowing for coats, shoes and a Hoover to be kept out of sight.

The hall is fitted with Amtico LVT wood effect flooring; recessed spot lighting, a single-panel radiator and an intercom system.



KITCHEN/DINER

18' 5" x 16' 6" (5.63m x 5.04m)

This room is a generous open-plan living and dining space which is flooded with natural light from all sides. This room offers four double-glazed windows to the side and rear aspects, in addition to double-glazed French doors opening onto a Juliette balcony to the side aspect. The room is fitted with high quality Amtico LVT wood effect flooring; there are two pendant light fittings and a strip of multi-directional spotlights; a wall mounted combi boiler houses in an eye-level storage cabinet; a range of matching base and eye-level storage units with Oak worktops over. Within the kitchen is an integrated under counter fridge, freezer and dishwasher; as well as an integrated eye-level oven and combi microwave oven; a recessed stainless steel sink; four ring induction hob with extractor hood over; well designed pull out storage rack and under cabinet plinth storage draws.

The kitchen-diner is fitted with two double panel radiators and a solid oak door with glazed inserts leading to the entrance hall.



MASTER BEDROOM

12' 7" x 12' 11" (3.84m x 3.95m)

The master bedroom is a bright room with double glazed windows to the front and side aspect, fitted with blackout roller blinds. The master bedroom offers carpeted flooring; a pendant light fitting; a single panel radiator and ample room for a double bed, bedside tables, a dressing table and wardrobes.



BEDROOM TWO

13' 0" x 6' 5" (3.97m x 1.96m)

The second bedroom is also located off the entrance hall with a double-glazed window to the side aspect. This room offers a pendant light fitting; Amitco LVT wood effect flooring; a single panel radiator; and the loft access hatch. The second bedroom would accommodate a double bed, but is currently utilised as a guest bedroom with a single bed, a wardrobe and a bookcase.



BATHROOM

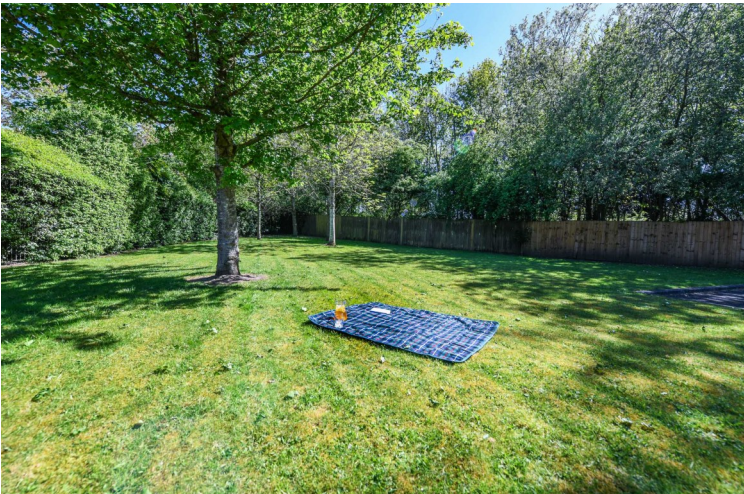
6' 6" x 5' 11" (2.00m x 1.81m)

The bathroom offers a double-glazed frosted glass window to the front aspect; a low-level WC; pedestal hand-wash basin; panelled bath with glazed screen and chrome thermostatic shower system over. The bathroom is also fitted with a ceiling-mounted light fitting; part-tiled walls; a shaver socket; a wall-mounted mirror-fronted storage cabinet and a wall-mounted chrome heated towel rail.



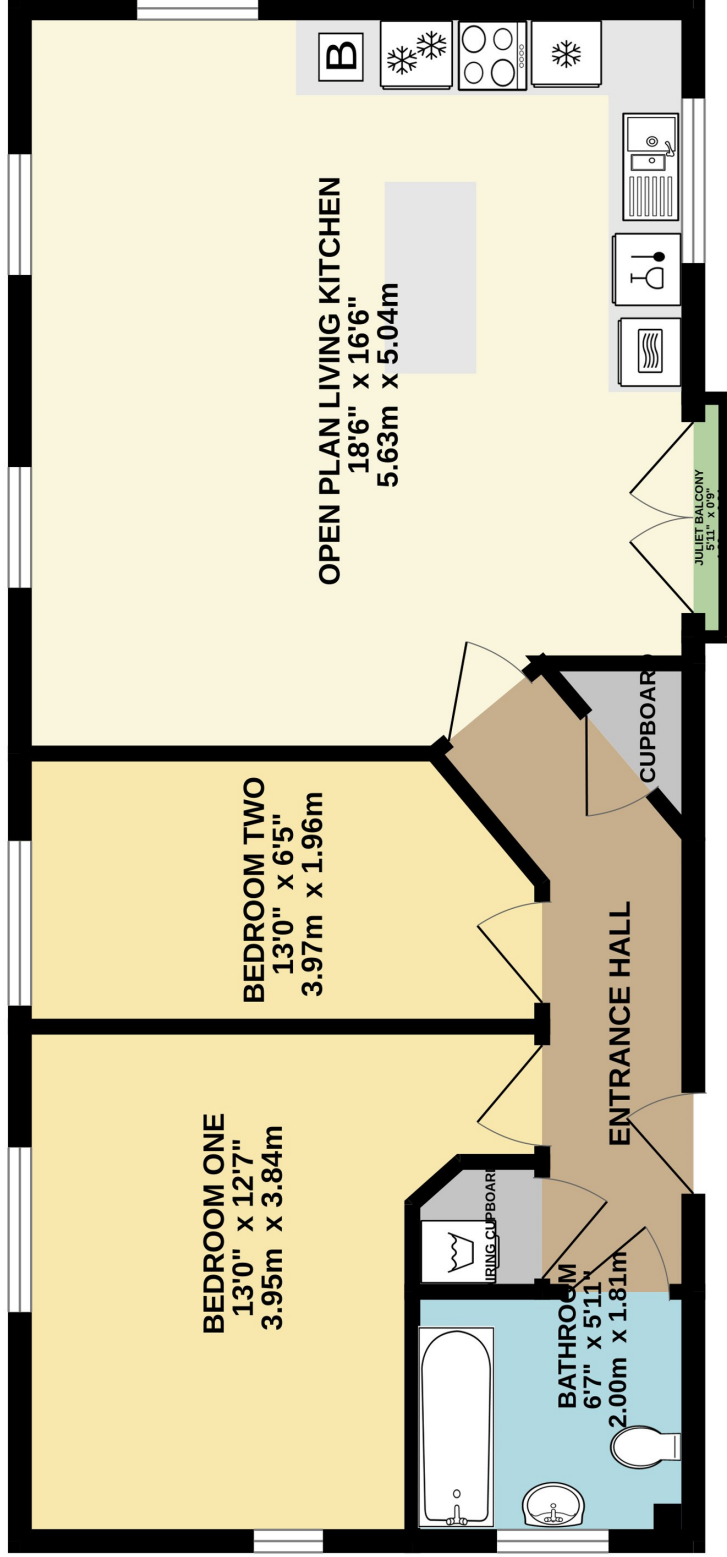
EXTERNAL

To the rear of the property lies a private car park allowing for two allocated parking spaces and guest parking. Beyond the carpark is a large communal garden which is enclosed by timber panelled fencing and mature hedges. The garden is laid to lawn with a scattering of mature well-maintained trees. This is a lovely safe space for children to play or to have a picnic in the summer months.



GROUND FLOOR

632 sq.ft. (58.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	79 C	79 C
69-80	C		
55-66	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.

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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COMMON QUESTIONS

- 1. When was this property built?** The owner has advised the property was built in around 2008.
- 2. Is this property sold freehold or leasehold?** The property is leasehold with 104 years remaining on the lease. The ground rent is £125 pa and the service charge is currently £1,337.52 pa, this has not increased in recent years and is based on maintenance of communal gardens and grounds, all external building maintenance, buildings insurance, cleaning and maintenance of communal entrance. All residents living in the Stamford Brook estate also pay an annual charge to the national trust for maintenance of the overall estate, this is currently £211.67 pa.
- 3. Which items are included in the sale price for this property?** The vendor has advised the fitted white goods will be included in the sale price. These include the fridge, freezer, dishwasher, oven and combi-microwave oven.
- 4. Is the vendor willing to sell other items from the property?** Yes, the owner is very happy to agree a small price for the washer, tumble dryer, curtains, blinds, light fittings and any items of furniture a buyer may like. This can be agreed once a purchase has been formalised.
- 5. Will the vendor be connecting an onward purchase to this sale?** No, the owner is able to sell chain free and can vacate at a timescale convenient to the buyer.
- 6. Why is the vendor selling this property?** The vendor has been very happy living in this apartment and is only selling to move closer to family.
- 7. Which are the vendors favourite aspects of the property?** The owner has most enjoyed the quiet location with lovely views and natural light from all sides. The Juliette balcony and garden have been greatly enjoyed. The owner also mentioned how convenient this location has been within easy reach of so many amenities and transport links.
- 8. When were the electrics and boiler last serviced?** The owner installed a new boiler in 2019, this has been serviced annually since it was installed, this was last serviced in July 2025. The vendor fitted a new electrical consumer unit in 2019.
- 9. Has the current owner carried out any other works on the property?** Yes the current owner fully modernised the apartment when it was purchased in 2019. This work included fitting new Amtico flooring and carpets; replacing the combi boiler; installing a new kitchen with new appliances; fitting all new curtains and blinds; installing all new internal doors and replacing the light fittings other than those in bedroom two and the bathroom.