



Draybank Road
West Timperley £1350 pcm



REDSTONES
The Property Experts



Draybank Road, West Timperley, WA14 5ZL £1,350 pcm


A stunning contemporary semi-detached residence. Superbly appointed throughout with spacious rooms and a high quality finish. Location and lifestyle combine to create a truly unique place. Situated in a convenient location for Timperley village, commuter routes and school catchment areas. This executive home briefly comprises a large dining kitchen with amazing garden views. A large lounge area decorated in the finest style ideal for family life. Upstairs an internal viewing will reveal three double bedrooms, with en-suite bathroom for the master. The two other bedrooms are in great conditions ideal for the family, and a superbly well maintained and decorated family bathroom with bath and shower. Fitted wardrobes in all three bedrooms. On the second floor a massive private double bedroom. Outside the property comprises a private garden, patio and garage with private parking space. Available from 15th July (earlier possible).

Viewing strictly by appointment.


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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

| Environmental Impact (CO ₂) Rating | | |
|---|---|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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