

**Apartment 22 2, Gipsy Moth Close, Timperley, Altrincham, WA15  
7GH**



A LARGER THAN AVERAGE TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT...RECENTLY REDECORATED AND RECARPETED THROUGHOUT Situated within easy reach of M56 motorway/Manchester Airport/Wythenshawe Hospital in quiet residential area of Timperley. Entrance hall, bathroom, storage cupboard, master double bedroom and en suite shower/WC, second double bedroom. Large open plan lounge with dining area onto fully fitted integrated kitchen with dishwasher, washer, electric hob and oven .GCH. Gated parking plus large visitors car park. EPC GRADE B. GREAT FIRST TIME BUYERS HOME/INVESTMENT OPPORTUNITY. Leasehold property with Management Fees £91.66 per month and Ground rent £297.00 per year.

**Asking Price £165,000**

## Entrance Hallway

The apartment has a spacious hallway with doors leading off to various rooms with laminate flooring, wall mounted intercom and radiator and spotlights to the ceiling.

## LOUNGE/DINING/KITCHEN

24'6" (7m 46cm) X 13'8" (4m 16cm)

A spacious living/dining room which opens into a good sized fully fitted kitchen with a range of wall and base units, stainless steel sink and drainer and extractor integrated fridge/freezer, washing machine, dishwasher, electric hob and oven and UPVC Double glazed windows overlooking the lounge and kitchen, a wall mounted radiator, laminate flooring in the lounge and vinyl on the kitchen floor. Centre light fittings in the main living area and one centre light in the kitchen.



## MASTER BEDROOM

10'0" (3m 4cm) X 11'6" (3m 50cm)

Wooden door into a master bedroom which has been newly decorated and carpeted with a wall mounted radiator, upvc double glazed window overlooking the rear of the property, TV and aerial points, openreach socket, power points and a centre light fitting.



## EN SUITE

5'5" (1m 65cm) X 7'8" (2m 33cm)

From the master bedroom is an en suite shower room with shower cubicle, hand basin, wc, wall mounted radiator, mirrored cabinet, vinyl flooring and a centre light fitting.



## BEDROOM 2

14'1" (4m 29cm) x 8'10" (2m 69cm)

A wooden door leads to a good sized second double bedroom which has been recently redecorated and recarpeted, with upvc double glazed window overlooking the rear of the property, wall mounted radiator and a centre light fitting.



## BATHROOM

7'1" (2m 15cm) x 6'3" (1m 90cm)

From the hallway into a good sized bathroom with bath, hand basin and wc. Vinyl flooring, centre light fitting, wall mounted radiator with a towel rail and mirror to the wall.



## PARKING AND COMMUNAL GARDENS

Private secure parking and communal gardens to the back of the property. There is also visitors parking

## DISCLAIMER 1

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in

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**DISCLAIMER 2**

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.





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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