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**4 Aspen Close, Altrincham, WA15 7YF**

**Offers over £299,950**

Welcome to Aspen Close, Timperley, Altrincham - a charming location that could be your next home sweet home! This delightful semi-detached house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 2 cosy bedrooms, you'll have plenty of space to unwind after a long day. The property also features a well-appointed bathroom, ensuring your comfort and convenience. Don't miss out on the opportunity to make this house your own and enjoy the wonderful lifestyle that Aspen Close has to offer.





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

