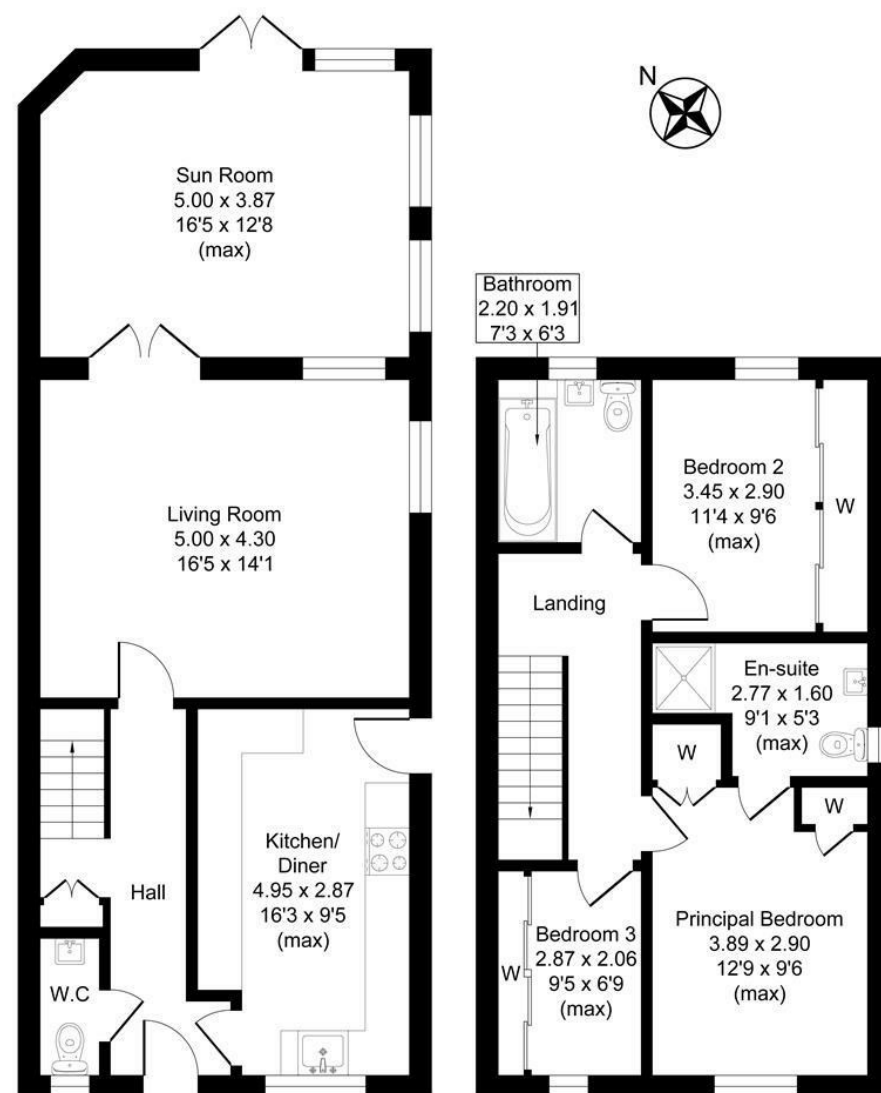


Approximate Gross Internal Floor Area = 114.6 sq m / 1234 sq ft



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



Etchells Road |
Asking Price £530,000



SALES & LETTINGS

88 School Road | Sale | M33 7XB
t: 0161 973 4955
e: sale@hibberthomes.com
www.hibberthomes.com

Bedrooms 3



Bath 3



Reception 2



Parking here



Area
1182.00 sq ft



Onward Chain



- Three Bedroom Extended Semi Detached Home
- Finished To A High Standard Throughout
- Off Road Parking
- Quiet Cul De Sac Location
- EPC Grade B
- Excellent Transport Links Including The Metro Link + Bus Routes
- Viewing Highly Recommended
- Close Proximity To Local Schools
- Still Under 10 Year NHBC Warranty

Situated on the highly sought-after development, This modern extended semi-detached home presents an excellent opportunity for families and professionals alike. The location is particularly advantageous, with local primary and secondary schools just a stone's throw away, making it ideal for families. Additionally, the property is within walking distance of the Metro Link, ensuring easy access to nearby areas and beyond. Both Timperley Village and Altrincham town centre are conveniently close, offering a variety of shops, restaurants, and leisure facilities.

Upon entering, There is an entrance hall which leads to the kitchen/dining room, downstairs W.C, Spacious living room which leads to the extension which can as a sun room/reception room over looking the private garden. The first floor has a landing which leads to three bedrooms one of which has an ensuite, There is also a main bathroom. To the front of the property there is off road Parking. To the rear of the property there is a patio area, lawn and fenced boundaries.

Do not miss the chance to make this charming house your new home.

