



Greenhill Road | Timperley | Altrincham | WA15 7BG

£850,000

s & c

SHEPPARD & CO

**Greenhill Road | Timperley
Altrincham | WA15 7BG
£850,000**

- Truly stunning detached family home
- Beautifully refurbished throughout
- Through living dining room and separate study
- Off road parking
- Spacious accommodation approaching 1,700 sq ft
- Open plan kitchen family room
- Utility room and downstairs wc
- Catchment to the areas finest schools

A beautifully presented and meticulously finished detached family home, comprehensively refurbished in 2022 to create stylish, contemporary living space ideal for modern family life.

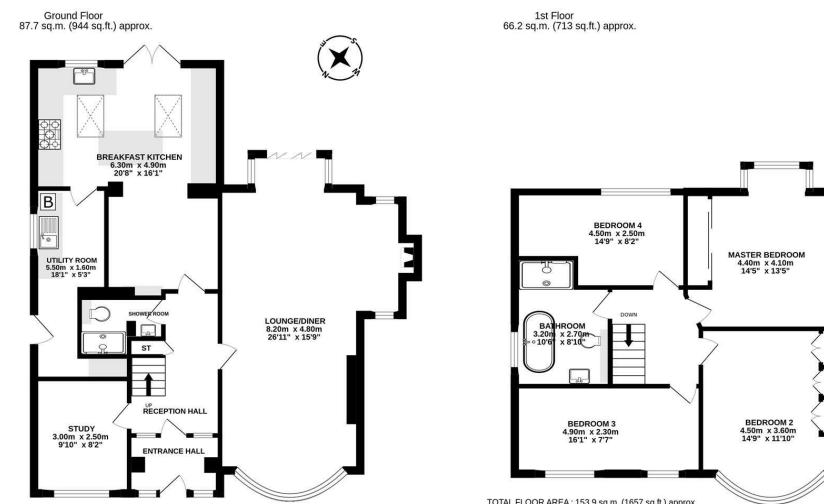
The accommodation in brief comprises an entrance porch with feature archway and Crittall-style doors opening into a welcoming entrance hall. The superb open plan living and dining room enjoys a dual aspect with direct access to the garden and is centred around a striking exposed brick feature wall with log burner. There is a further reception room, currently utilised as a study, alongside an impressive open plan kitchen, breakfast and family room which also opens directly onto the garden, forming a fantastic everyday living and entertaining space. Completing the ground floor is a generous utility room and a contemporary shower room.

To the first floor are four well-proportioned bedrooms served by a stunning family bathroom.

Externally, the property offers off road parking to the front, while to the rear is a delightful garden, laid mainly to lawn with a paved patio, providing an ideal space for outdoor dining and relaxation.



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		



TOTAL FLOOR AREA : 153.9 sq.m. (1,657 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. No responsibility is accepted for any inaccuracy, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service and systems shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plotted with Maplex 03/026

1st Floor, 179 Ashley Road

Hale

Altrincham

WA15 9SD

0161 928 3773

sales@sheppardco.co.uk

sheppardco.co.uk