



Ashleigh Road, Timperley, Cheshire, WA15

**Offers in the region of:
£450,000**

Ashleigh Road, Timperley, Cheshire, WA15

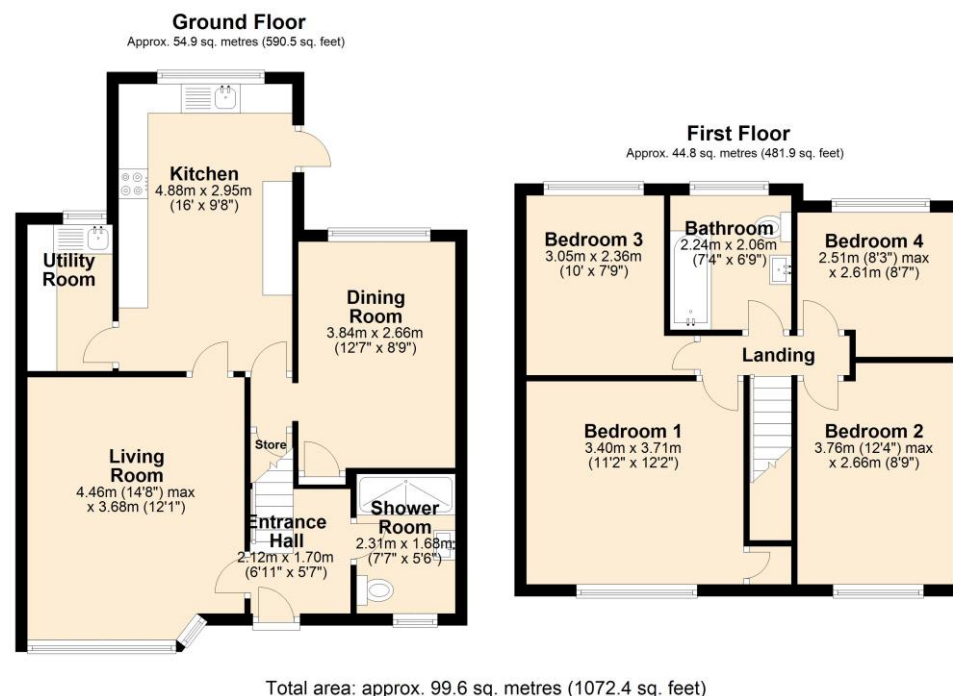
A fantastic opportunity to purchase a FOUR DOUBLE Bedroom extended end terrace home in a prime location in Timperley. Within close proximity to some of Trafford's most popular schooling, striking distance to Timperley Village and its abundance of amenities as well as being within close reach of several parks and green spaces.

This home has been lovingly cared for by its current owners and offers fantastic accommodation for the full family over two floors. As you approach the property you are greeted by a gated driveway providing off road parking. The ground floor of this wonderful home offers a spacious living room lit via a large window to the front elevation allowing heaps of natural light to flood the room, there is a beautiful feature fire surround providing a perfect focal point to the room. The dining room is located to the rear of the ground floor and offers views over the rear garden as well as a perfect space for entertaining or family evening meals. The farmhouse style hand built solid wood fitted kitchen, offers an abundance of storage with a range of base and eye level units. A range of integral and free standing appliances furnish the kitchen including dishwasher, eye level oven and grill and Belfast sink, plus stable style door leading to the rear garden. There is the added benefit of a utility room which offers a great space for all your laundry needs. There is a shower room also located on the ground floor fitted with a three piece suite.

The first floor reveals FOUR double bedrooms and a newly fitted bathroom with three piece contemporary suite.

Externally to the rear there is a low maintenance garden where the majority is paved, flower beds house well established shrubs. There is a brick built storage shed and hot and cold water taps too.

A brilliant gem of a family home which must be viewed to be appreciated.



- Freehold
- EPC Grade D
- Council Tax Band C





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.