



Kentmere Road, Timperley, WA15

Offers Over £195,000

Leasehold

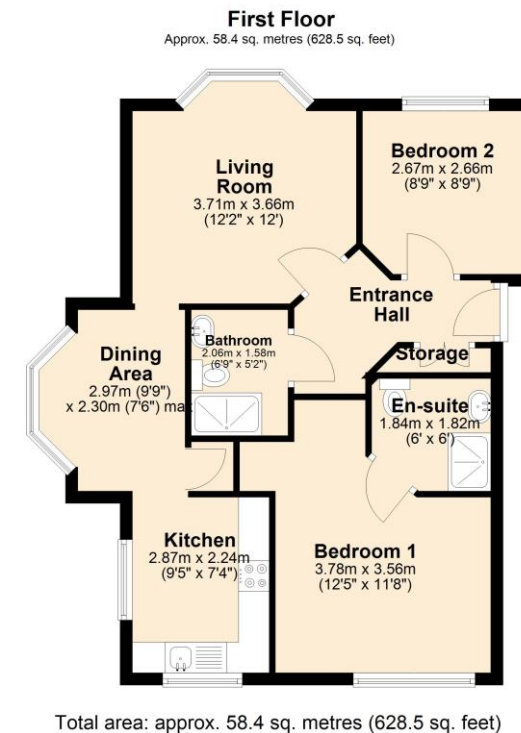
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Situated in the highly sought-after Kentmere Place, this spacious and well-presented first floor apartment is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, downsizers or investors. Recently re-carpeted and painted throughout, the property is ready for immediate occupation and provides stylish, low-maintenance living.

Upon entering you are welcomed into a entrance hall with fitted storage and telephone intercom system, off the entrance hall is a bright and generously proportioned living area with a defined separate dining space, perfect for entertaining or relaxing. The modern fitted kitchen is well-equipped, offering ample storage and worktop space, along with designated space for freestanding appliances.

The main bedroom is a comfortable double and benefits from fitted wardrobes as well as a private en-suite shower room, featuring a walk-in shower, WC and wash hand basin. A second double bedroom provides additional versatile accommodation, ideal for guests, family, or home office use. The main bathroom is finished to a high standard with fully tiled floors and walls, and includes a fitted shower, WC and vanity wash hand basin.

Further benefits include allocated parking, well-maintained communal grounds, and a peaceful residential setting. The location is excellent, being conveniently positioned close to Timperley Village, Sale, and Altrincham Town Centre, offering a wealth of shops, eateries, excellent transport links and well-regarded schools.



- Leasehold 125 Yrs 1/1/04
- EPC TBC
- Council Tax Band C
- Ground Rent £150 PA
- Service Charge £1550.22 PA





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.