



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**28 BLOOMSBURY GROVE, WA15 6NB**  
**£325,000**



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## DESCRIPTION

A THREE BEDROOM SEMI-DETACHED BUNGALOW WHICH FORMS PART OF A HIGHLY SOUGHT AFTER AND PEACEFUL CUL-DE-SAC LOCATION WITHIN EASY REACH OF TIMPERLEY VILLAGE AND THE POPULAR MARKET TOWN OF ALTRINCHAM.

Please note this property is in need of modernisation throughout and therefore we recommend potential buyers conduct their due diligence prior to submitting an offer.

The property benefits from gardens to the front and rear, a single garage, driveway providing off road parking, double glazing and gas central heating throughout.

In brief the accommodation comprises: Entrance hallway, lounge, kitchen, bathroom and two bedrooms to the ground floor. To the first floor there is a further bedroom and eaves storage. Externally to the rear there are private gardens which are mainly laid to lawn with an initial patio area. To the front there are further gardens and a driveway which leads down the side of the property to the single garage.

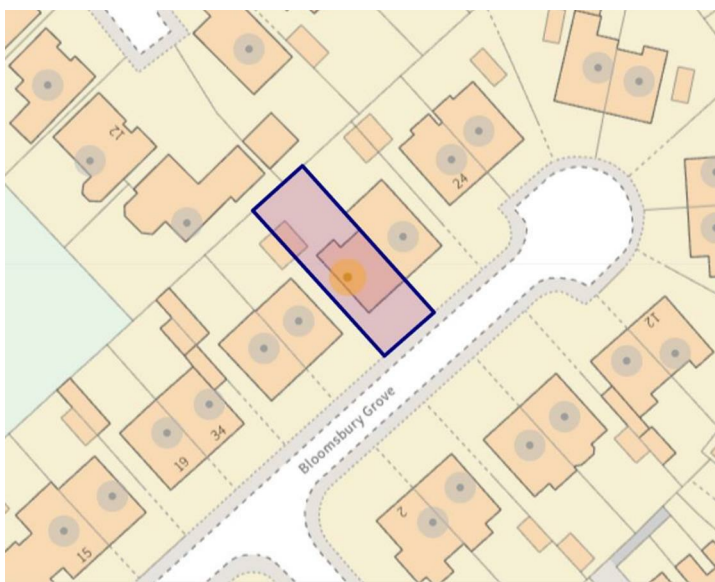
NO ONWARD CHAIN.

## KEY FEATURES

- Three bedroom semi-detached bungalow
- Close to Timperley & Altrincham
- Amazing development potential
- Freehold
- Highly sought after location
- Gardens to front & rear
- Single garage
- No onward chain



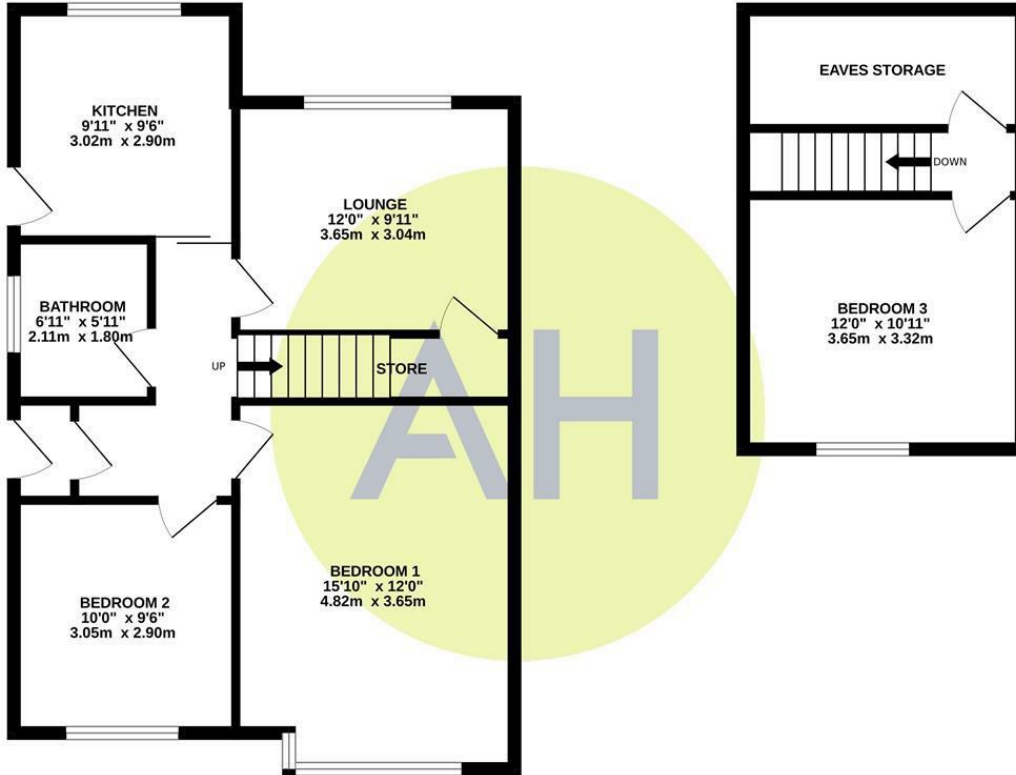






GROUND FLOOR  
636 sq.ft. (59.0 sq.m.) approx.

1ST FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## ASHWORTH HOLME

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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.