



187 PARK ROAD, WA15 6QZ
£450,000



DESCRIPTION

****WATCH OUR VIDEO TOUR**** A BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED WITH FORMS PART OF A FANTASTIC LOCATION WITHIN EASY WALKING DISTANCE OF THE METROLINK ON PARK ROAD AND THE AMENITIES OF TIMPERLEY VILLAGE.

This superb family home has been extended to the ground floor which has made way for a modern and spacious open plan dining kitchen in addition to two separate reception rooms and a useful downstairs WC. Further benefits include a large rear garden, detached out-building with power and lighting and ample off road parking to the front.

The property forms part of an excellent location which puts it within easy walking distance of Timperley Village and the Metrolink which is further along Park Road. The excellent local schools Trafford is renowned for are also nearby including Heyes Lane Primary School and Welling Secondary School.

Please note that to the front and side the property benefits from acoustic double glazing. Additionally all other windows, external doors, soffits, fascias and guttering were replaced in 2019.

NO ONWARD CHAIN. FREEHOLD. Viewings are highly recommended in order to fully appreciate all this fantastic property has to offer. EPC = D. Trafford Council Tax Band = C.

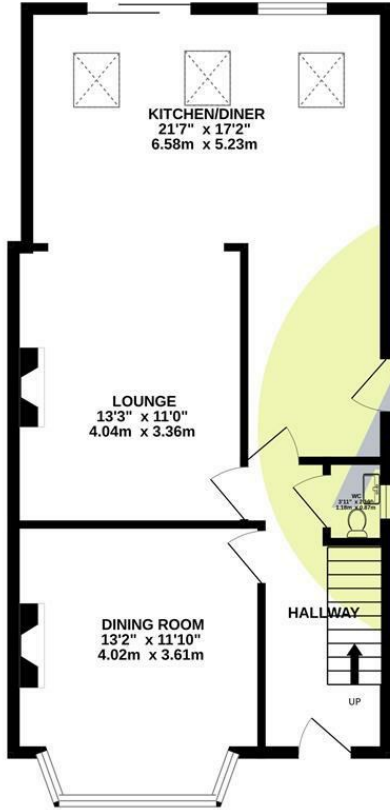
KEY FEATURES

- **Extended three bedroom semi-detached**
- **Large rear garden**
- **Open plan dining kitchen**
- **Easy walk to the Metrolink on Park Road**
- **Freehold**
- **Presented to an excellent standard**
- **Downstairs WC**
- **Walking distance of Timperley Village**
- **Detached outbuilding with power & lighting**
- **No onward chain**

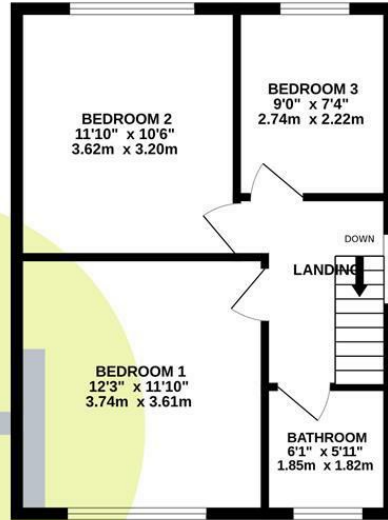




GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 CS224

| 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 | | 80 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



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