



ASHWORTH HOLME
Sales · Lettings · Property Management



2 ALBERBURY AVENUE, WA15 7LJ
£375,000



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DESCRIPTION

AN IMMACULATELY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME BOASTING 940 SQFT OF BEAUTIFULLY FINISHED LIVING SPACE, INCLUDING A STUNNING MASTER BEDROOM WITH EN-SUITE.

This superb property is perfect for those seeking a move-in-ready home with no need for costly updates or renovations. It would make an ideal purchase for first-time buyers or those looking to downsize. Highlights include a newly fitted kitchen with space for a dining table, a stylish newly tiled bathroom, and a quality conservatory opening onto the private rear garden. A driveway also provides off-road parking for three vehicles.

The accommodation comprises an entrance porch that offers excellent storage for shoes and coats, leading to a generously sized living room, ideal for both relaxing and entertaining. The newly fitted kitchen offers a sleek range of units, ample workspace, and space for a dining table. From here, French doors lead to the impressive conservatory, which provides a versatile additional living space with views over the exceptionally private rear garden. Upstairs, there are three well-proportioned bedrooms, including a spacious master complete with fitted wardrobes and a modern en-suite shower room. The newly tiled family bathroom has been stylishly appointed with a contemporary white suite and part-tiled walls. Externally, the rear garden is designed for easy maintenance, featuring two seating areas perfect for alfresco dining during warmer months. The front of the property offers a driveway with ample parking for three vehicles.

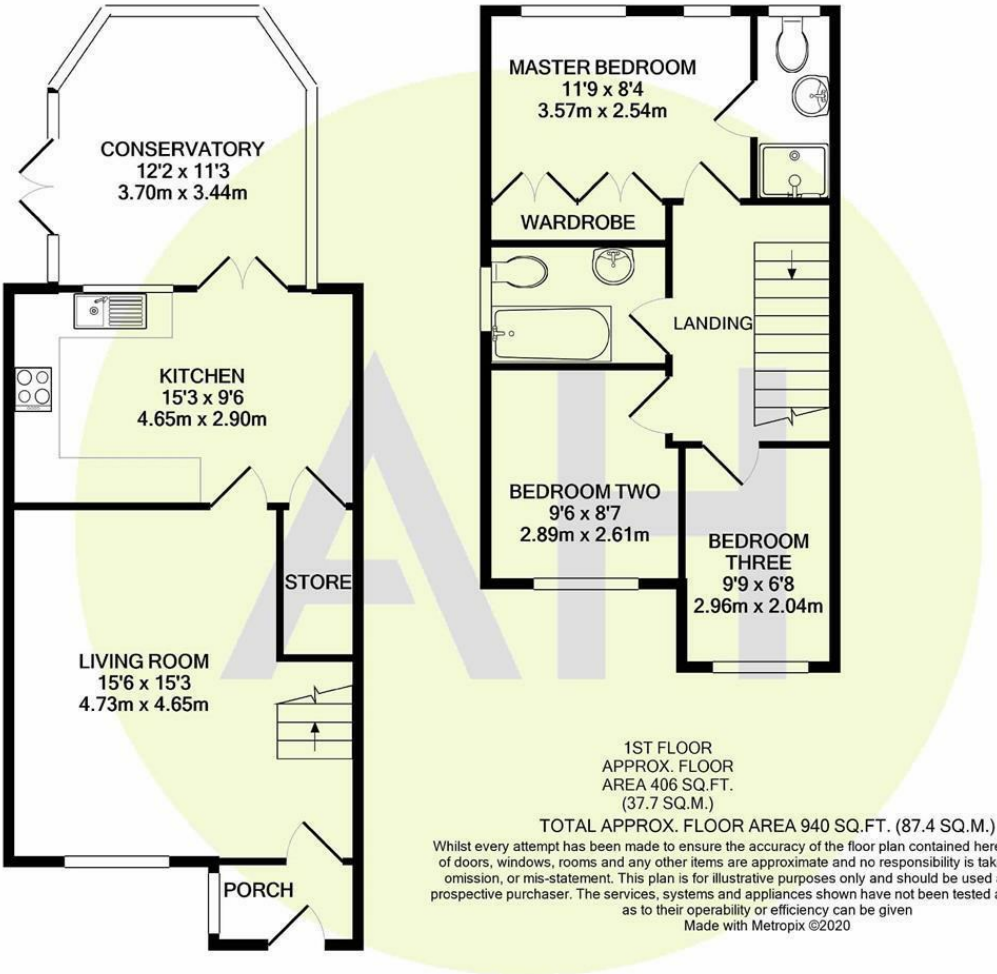
Located within a popular modern development, the property is ideally positioned for access to Timperley Village and the thriving Market Town of Altrincham, both offering a wealth of amenities and excellent transport links.

KEY FEATURES

- Immaculate condition – Move-in ready
- New kitchen – With dining space
- Open-plan living – Ideal for entertaining
- Entrance porch – Shoe/coat storage
- Three bedrooms – Master with en-suite
- New bathroom – Modern white suite
- Conservatory – Garden views
- Private garden & driveway – Parking for 3 cars







ASHWORTH HOLME

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73 86
(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

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	