



4 DUNMASTON AVENUE, WA15 7LG
£430,000



DESCRIPTION

A BEAUTIFULLY PRESENTED MODERN TOWNHOUSE, IDEALLY POSITIONED WITHIN A POPULAR AND WELL-ESTABLISHED DEVELOPMENT. This stylish home is arranged over three floors and offers spacious, versatile accommodation that is ready to move into. Benefits include plantation shutters throughout and engineered wooden flooring to the living room.

On the ground floor, a welcoming entrance hall gives access to a storage cupboard, a downstairs WC, and an integral garage which also offers space and plumbing for laundry appliances. To the rear, you'll find a contemporary open-plan dining kitchen fitted with bi-folding doors that open directly onto the garden - perfect for everyday family life or entertaining.

The first floor features a generously sized living room with wooden flooring and a spacious principal bedroom with its own en-suite shower room. On the top floor, there are three additional bedrooms, all served by a modern family bathroom.

Outside, the property benefits from a driveway to the front providing off-road parking, and to the rear is a private, well-maintained lawned garden - ideal for relaxing or for children to play.

The location is excellent for commuters, with convenient access to the motorway network and Manchester Airport, while both Altrincham and Timperley centres are just a short drive away, offering a fantastic range of shops, cafes, and local amenities.

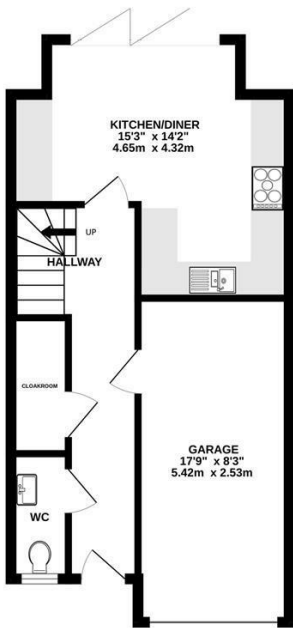
KEY FEATURES

- Stylish townhouse arranged over three floors
- Bright and airy first floor living room
- Three additional well-proportioned bedrooms
- Integral garage, utility area and driveway
- Modern dining kitchen with bi-folding doors
- Principal bedroom with en-suite shower room
- Contemporary family bathroom
- Private rear garden with patio seating area

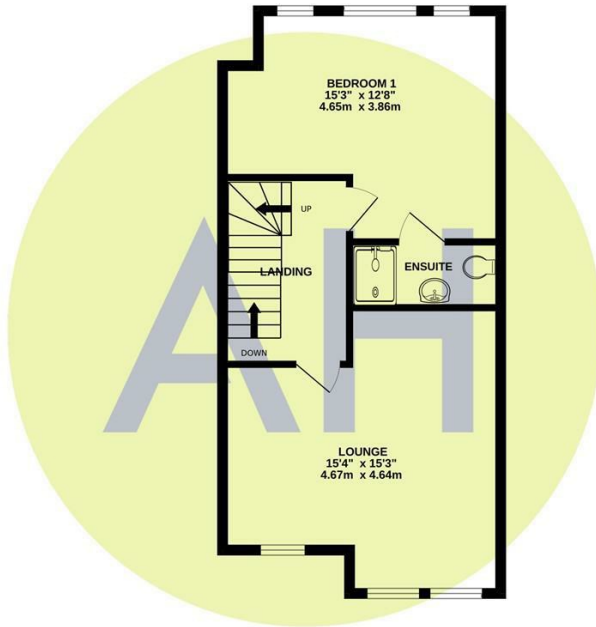




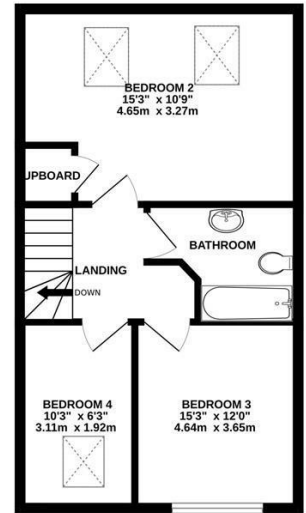
GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



2ND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1353sq.ft. (125.7 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.
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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		

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		