



ASHWORTH HOLME
Sales · Lettings · Property Management



74 AMBERWOOD DRIVE, M23 9PR
£295,000



3



1



1



0161 973 6680 | WWW.ASHWORTHHOLME.CO.UK | INFO@ASHWORTHHOLME.CO.UK

DESCRIPTION

3-Bedroom Home with Spacious Open-Plan Living - Presented by Ashworth Holme

Ashworth Holme are pleased to present this extended three-bedroom family home, ideally located within walking distance of Timperley Village and just a short drive from Altrincham's popular Market Town.

The property has been extended to the ground floor, creating a modern open-plan kitchen/living/dining space, while still offering a separate front reception room—ideal for flexible family living.

Accommodation includes: Entrance hallway, front sitting room, open-plan kitchen/living/dining area with double doors to the rear garden. To the first floor there are three bedrooms and a bathroom fitted with a white suite

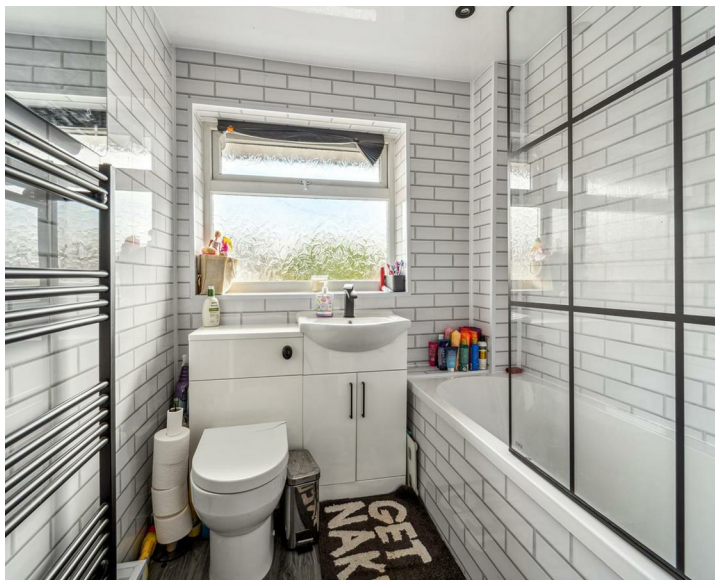
To the rear is an enclosed garden, mainly laid to lawn with a patio area, perfect for outdoor dining. The front offers a driveway providing off-road parking.

A great opportunity for families, couples, or anyone seeking a comfortable and well-located home.

KEY FEATURES

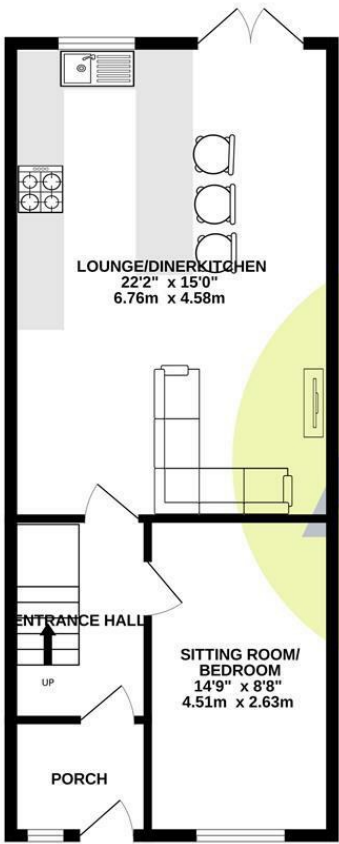
- Three Bedroom Terrace House
- Extended ground floor with open-plan kitchen/living/dining area
- Separate front reception room
- Enclosed rear garden
- Driveway providing off-road parking
- Council Tax Band B



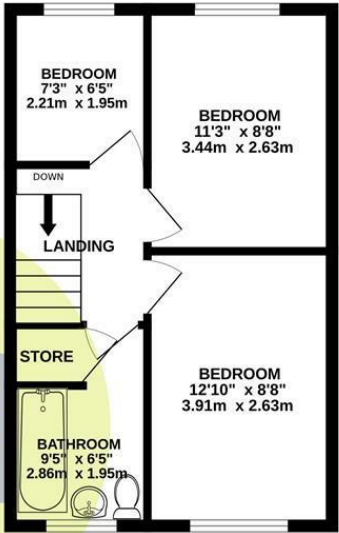




GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 C2025

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	



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



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.