



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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	



Wellington Road | Timperley
Asking Price £1,000,000

Bedrooms 4

Bath 2

Reception 3

Gated Driveway

1850 Sqft

No Chain



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- Modern Development
- Two Bathrooms
- 1850 Sqft
- Great Location
- Low Maintenance Garden

- Four Bedrooms
- Open Plan Breakfast Kitchen
- Utility Room and Stdy
- Gated Property
- No Chain

A beautifully presented four bedroom, two bathroom semi detached property in a great location within easy walking distance of Altrincham town centre, Timperley village, schools, shops and public transport links. The property is finished to a high standard throughout and was built in 2017 as part of an exclusive development of only three properties. Comprising; Entrance hall, living room, open plan breakfast kitchen, WC and utility room to the ground floor. There are four double bedrooms, two bathrooms and a home office to the first and second floor. Externally to the rear is a good size, low maintenance garden. To the front there are two off road parking spaces with space for visitors. The property is accessed through electric gates. EPC - B. No Chain.

