



St. Leonards Drive, Altrincham, WA15

Asking Price

£350,000

Three Bedroom Semi Detached Family Home

Fantastic Investment Opportunity

Off Road Parking

In Need of Some Internal Cosmetic Updating

No Chain Vendor

Superb Timperley Location

Large Rear Garden with Detached Garage

Realistically Priced

Presenting for sale is a splendid three-bedroom semi-detached family house, positioned in the highly sought-after area of St. Leonards Drive, Timperley, Altrincham. This magnificent property is offered at an asking price of £350,000 and is an excellent investment opportunity, with potential for cosmetic refurbishment that could greatly enhance its already prominent features.



This charismatic family home bursts with potential and charm, seemingly waiting for the right owner to unleash its full potential. The residence is offered with no onward chain complications, an appealing prospect for investors and homeowners alike. The property comprises three impressive bedrooms, a family bathroom and two inviting reception rooms. The floor plan is efficiently designed, and with a bit of internal cosmetic updating, it could emerge as your dream home, perfect for raising a family, or as an addition to your property portfolio.



Positioned in a superb location within Timperley, the property is easily accessible and offers convenience with off-road parking. The area is well-known for its friendly atmosphere, excellent schools, and great transport links, making it the ideal setting for a family-oriented lifestyle or for professionals seeking a leisurely commute.



When it comes to external features, this Semi-Detached House truly excels. One of the standout characteristics is the substantial rear garden, a verdant oasis that offers plenty of space for outdoor activities, as well as potential for landscaping or further development. This garden space also includes a detached garage. Perfect for storage or creatively flexible, this additional structure adds a whole new depth of potential and value to the property.



In conclusion, this property is designated as a truly exceptional investment opportunity, offering enormous potential for capital growth. It's a fantastic proposition for developers, investors or homeowners who desire a property they can put their own stamp on. The house is priced realistically, reflecting its current condition and yet possessing an undeniable promise for the future. This is a rare chance to acquire a house in Timperley, Altrincham, and reap the benefits of a desirable location, as well as the enjoyment of occupying a place that you can mould into your perfect home.



Ground Floor

Entrance Porch

Tiled floor, wall light, leading into the hallway.

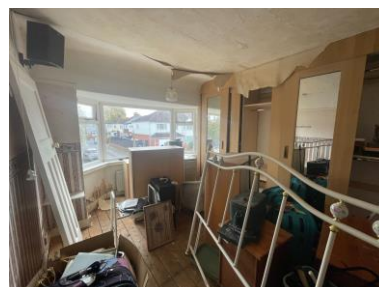
Entrance Hall

Bright hallway with carpets removed showing the floorboards, radiator, leading to all ground floor rooms,

Living Room

12' (3m 65cm) 9" x 10' (3m 4cm) 10"

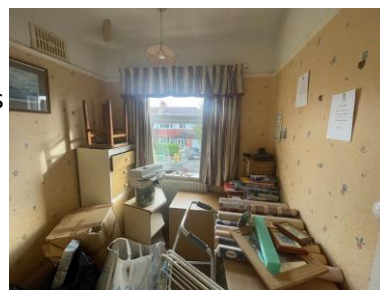
Large, bright first reception room, with uPVC double glazed bay fronted window to the front aspect, radiator, ample space for free standing dining table and chairs.



Dining Room

12' (3m 65cm) 5" x 11' (3m 35cm) 11"

Second spacious reception room with exposed original floorboards, radiator, gas fire with marble hearth and wood surround, large uPVC bay windows with a double patio door leading out onto the rear garden.



Kitchen

12' (3m 65cm) x 6' (1m 82cm) 9"

Galley Style kitchen with fitted base and eye level units with a complimentary work surface over and tiled splash backs, one and a quarter sink unit with mixer tap, ceiling down light, inset four ring gas hob with electric oven and extractor over, space and plumbing for white goods.



First Floor

Bedroom One

13' (3m 96cm) 11" x 8' (2m 43cm) 11"

First double bedroom with exposed floor boards, full bank of fitted wardrobes, uPVC double glazed bay fronted window to the front aspect, ample space for double bed and free standing bedroom furniture.



Bedroom Two

13' (3m 96cm) 11" x 10' (3m 4cm) 10"

Second double bedroom with exposed floor boards, uPVC double glazed bay fronted window to the rear aspect, ample space for double bed and free standing bedroom furniture cupboard housing the boiler.



Bedroom Three

6' (1m 82cm) 10" x 7' (2m 13cm) 10"

Single bedroom with radiator, uPVC double glazed window to the front aspect.

Family Bathroom

8' (2m 43cm) x 7' (2m 13cm) 6"

Fully tiled bathroom with modern walk-in shower with shower over, low level WC, pedestal hand wash basin, two uPVC double glazed windows to the side aspect.



Outside

The front garden is mainly paved with mature plants and shrubbery bordered by a brick wall. As you come to the side of the house there is a paved driveway for off road parking for several vehicles. The spacious rear garden is mainly lawn with a paved patio area, an abundance of fruit trees, greenhouse and a garden shed.

Disclaimer

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves



