



Dunmaston Avenue | Timperley | Altrincham | WA15 7LG

Offers over £400,000



SHEPPARD & CO

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- Beautifully Presented Townhouse
- Good Size Living Room
- Parking For Two Cars And Integral Garage
- Cul De Sac Location
- Altrincham And Timperley Town Centres Are Both A Short Distance Away
- Recently Fitted Dining Kitchen
- Principal Bedroom With Ensuite
- Low Maintenance Garden
- Excellent Commuter Links

A beautifully presented modern townhouse, finished to an excellent standard by the current owners and tucked away within a quiet cul-de-sac setting.

The accommodation is thoughtfully arranged over three floors. The ground floor comprises a welcoming entrance hall with storage under the stairs, downstairs WC, integral garage with a utility area and a stunning dining kitchen to the rear, with French doors opening directly onto the garden, ideal for everyday living and entertaining.

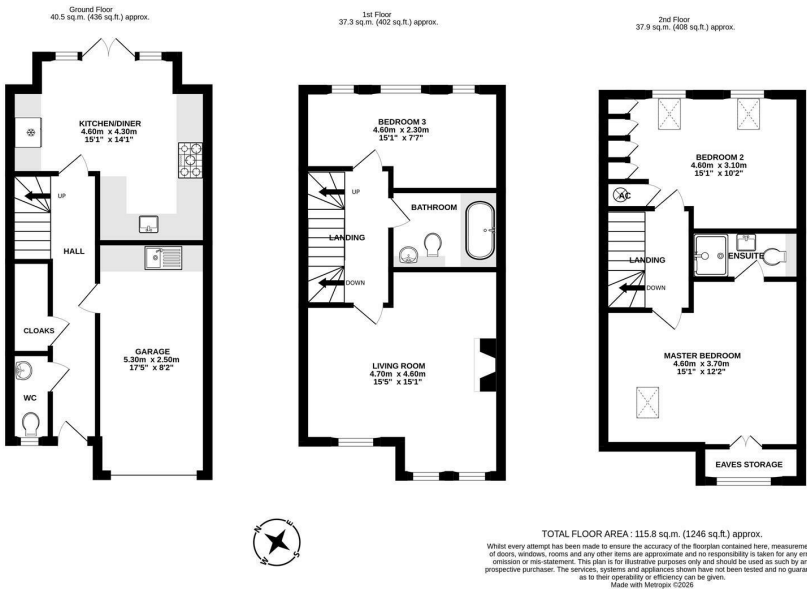
To the first floor is a generous living room, a well-proportioned bedroom currently being used as a home office and family bathroom.

The second floor provides two double bedrooms, including a principal bedroom with ensuite shower room.

Externally, the property benefits from off-road parking for two vehicles in addition to the integral garage. To the rear is a low-maintenance garden, mainly paved with a raised decked seating area.

The location is ideal for commuters offering convenient access to the motorway network and Manchester Airport. Altrincham and Timperley town centres are both a short distance away, providing an excellent range of shops, cafes and local amenities

A turnkey home in a discreet and highly convenient location.



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	

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