



23 Brook Avenue, Timperley  
£500,000



# 23 Brook Avenue

Timperley, Altrincham

A excellent opportunity to purchase a turnkey family home on one of the most prestigious roads in Timperley, great for families and commuters due to the highly rated local schools and transport links.  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Close to Metrolink/Train Station and Some of the Area's Best Schools
- Popular pocket of Altrincham
- 3 Great Sized Reception Rooms
- Large Driveway with Ample Parking
- 3 Generous sized Bedrooms
- Walking Distance of Altrincham Town Ctr & Timperley Village
- Very well Maintained Throughout





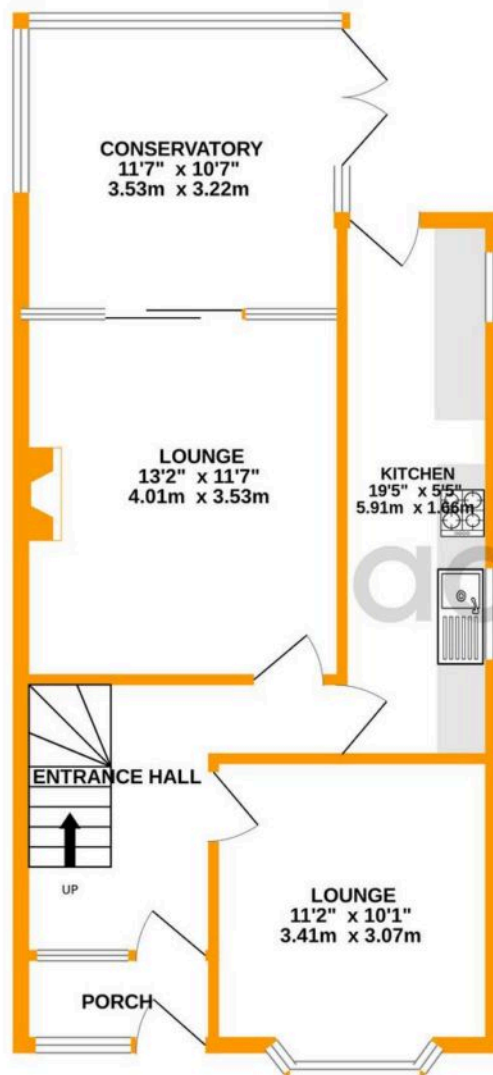




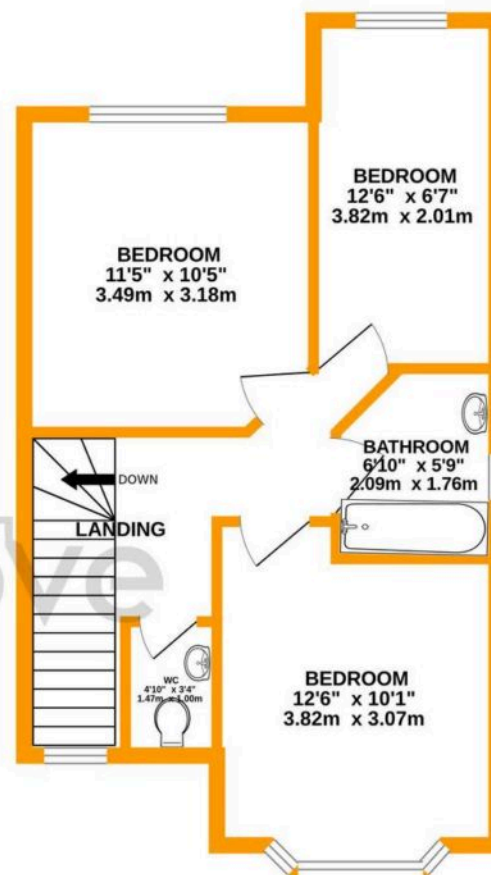




GROUND FLOOR  
589 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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