



Keswick Road | Timperley | Altrincham | WA15 7DU

Guide price £180,000



SHEPPARD & CO

# Keswick Road | Timperley Altrincham | WA15 7DU Guide price £180,000

- Well presented first floor apartment
- Open Plan Living Dining Room
- Private driveway with ample parking
- Useful outbuilding
- No onward chain
- Spacious accommodation approaching Of 700 Sq Ft
- Two double bedrooms
- Private rear garden with westerly aspect
- Catchment To The Areas Finest Schools

Beautifully presented and offering the rare advantage of its own private driveway and generous west-facing rear garden, this superb first-floor apartment combines the space and feel of a house with the ease of apartment living.

Approaching 700 sq ft, the accommodation has been thoughtfully maintained and offers bright, well-balanced living throughout. A private entrance vestibule with useful storage leads to the first-floor hallway, opening into an impressive 16ft living and dining room, flooded with natural light. A separate kitchen, two generous double bedrooms and a modern family bathroom complete the accommodation.

Externally, the property benefits from off-road parking via its own private driveway. To the rear is a beautifully landscaped west-facing garden, designed for low-maintenance enjoyment with paved seating area and a lawned garden, creating the perfect space for relaxing or entertaining. A versatile outbuilding, accessed from both the front and rear, provides excellent storage or could equally be utilised as a workshop or hobby space.

Positioned on the ever-popular Keswick Road, the apartment enjoys an exceptionally convenient location. Timperley village is just a short walk away, while Hale village and Altrincham town centre are both within easy reach, offering an excellent selection of independent cafés, restaurants, boutiques and the vibrant Market Quarter. The Metrolink, motorway network and Manchester Airport are all readily accessible, making this an ideal home for commuters and downsizers alike.

A fantastic opportunity to acquire a spacious, move-in-ready apartment with private outdoor space in one of Timperley's most well-connected locations.

DIRECTIONS - WA15 7DU



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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