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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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7 Heyes Leigh Heyes Drive

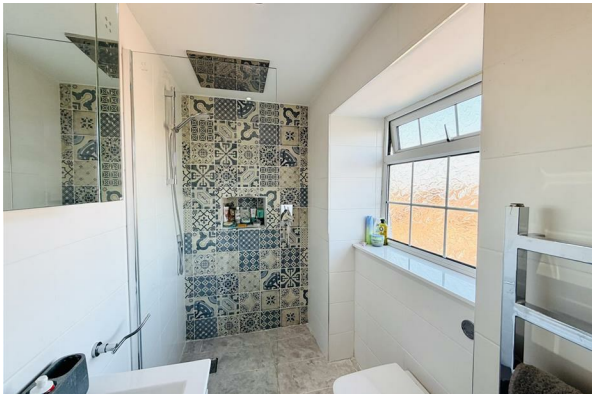
Timperley, Altrincham, WA15 6EY



£490,000

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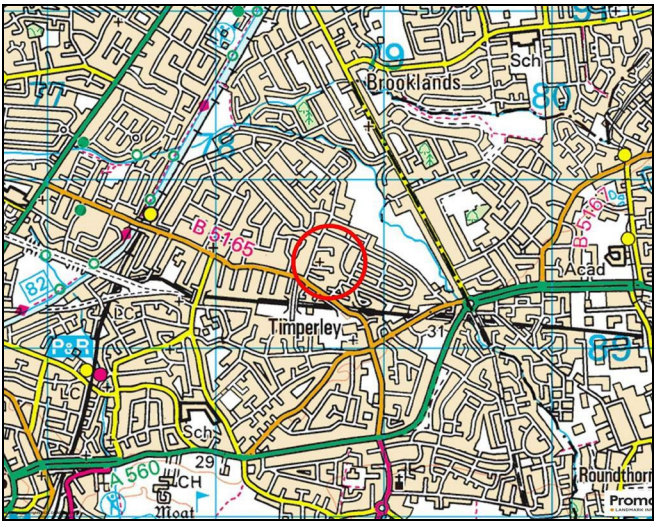
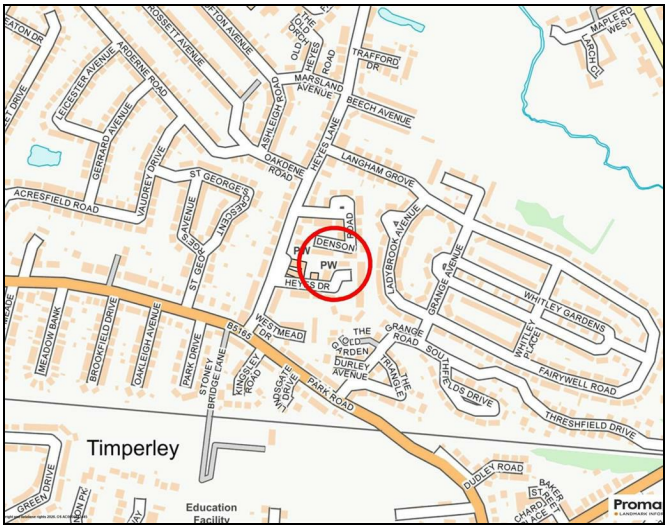
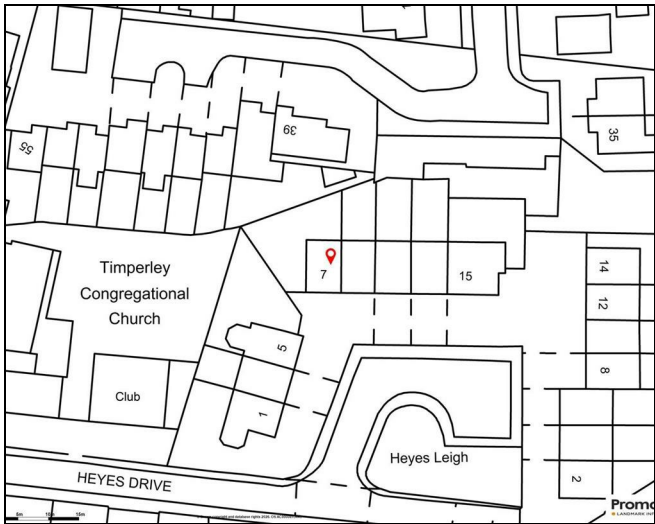
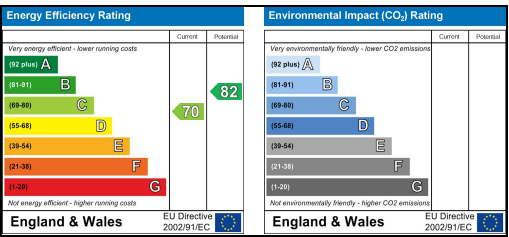
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A STYLISH AND WELL APPOINTED TOWNHOUSE ARRANGED OVER THREE FLOORS WITH SPACIOUS AND VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, IDEALLY LOCATED WITHIN EASY REACH OF LOCAL SCHOOLS AND TIMPERLEY VILLAGE. 1398SQFT

Hall. Cloaks/WC. Living and Dining Room. Kitchen. Lounge. Four Bedrooms. Four Bath/Shower Rooms. Driveway. Lovely Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A well-proportioned and superb appointed and improved four bedroom, four bathroom townhouse arranged over three floors, forming part of the popular Heyes Leigh development ideally positioned on a cul de sac off Heyes Drive in Timperley, within easy reach of local amenities, schools and transport links.

The accommodation is arranged over three levels and extends to approximately 1,398 sq ft. The Ground Floor is approached via an entrance hall with cloakroom/WC, leading through to a spacious Living and Dining Room overlooking the front.

This Room is in turn open plan to The Breakfast Kitchen proving and ideal day to day living format, and has French doors into the rear Garden. The Kitchen is well appointed with an extensive range of units and appliances, arranged around an island units.

To the First Floor there is a generous Lounge with an attractive bay window, creating a bright and comfortable living space. There is a custom build media unit and fireplace.

Also on this floor is the Principal Bedroom with built in wardrobes and and En Suite Shower Room, together with a stylish Family Bathroom.

The Second Floor provides Three Bedrooms and Two further Shower Rooms, one being En Suite.

Externally, the property benefits from including off-road parking and a garden, that wraps around the side and rear of the house with areas of lawn and decking.

A superb value, stylishly appointed family sized home.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1398 Sq. Feet
= 129.9 Sq. Metres

