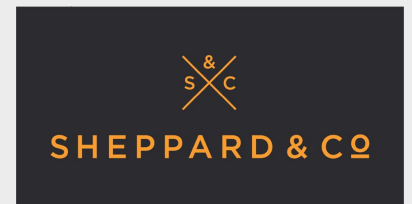




De Quincey Road | West Timperley | Altrincham | WA14 5PJ

Offers over £450,000



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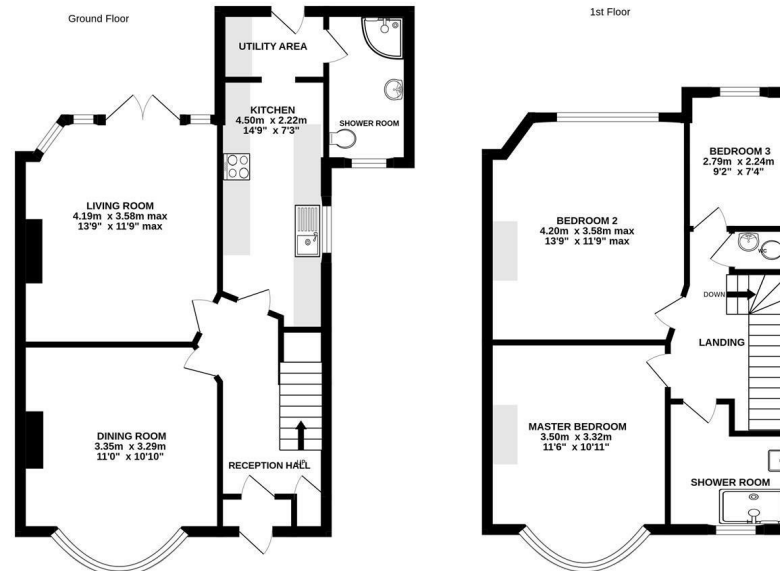
- Extended semi-detached family home approximately 1109 sq ft
- Three well proportioned bedrooms and two shower rooms
- Separate bay fronted dining room
- Walking distance to Timperley Metrolink Station
- No Chain
- Superb position overlooking the open green space of De Quincey Park
- Spacious living room with direct access to the south facing garden
- Driveway providing off road parking
- Catchment to the areas finest schools

Occupying one of the most desirable positions on De Quincey Road, overlooking De Quincey Park, this beautifully presented and extended semi detached family home offers approximately 1,109 SqFt of well planned accommodation in a highly sought after Timperley location.

The ground floor includes a spacious living room with double doors opening onto the south facing rear garden, a separate bay fronted dining room, a extended kitchen and ground floor shower room, creating a practical and versatile layout ideal for family life.

To the first floor are three well proportioned bedrooms, with the principal bedroom enjoying open views across the park, together with a stylish contemporary shower room. Outside, the landscaped rear garden enjoys a sunny southerly aspect with a paved terrace, while the front provides off road parking.

Ideally positioned within walking distance of Timperley Metrolink Station, highly regarded schools and local amenities, this is a fantastic opportunity to acquire a superb family home in a prime location.



TOTAL FLOOR AREA: 103.0 sq.m. (1109 sq.ft.) 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.
Made with Metroplex G2020

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	
		69	84

1st Floor, 179 Ashley Road
Hale
Altrincham
WA15 9SD
0161 928 3773
sales@sheppardco.co.uk
sheppardco.co.uk