



**25 TURNBULL ROAD, WA14 5UP**  
**£370,000**

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## DESCRIPTION

A BEAUTIFULLY PRESENTED THREE BEDROOM MODERN MID TERRACE, OCCUPYING A SUPERB POSITION WITHIN THE HIGHLY SOUGHT AFTER STAMFORD BROOK DEVELOPMENT AND BOASTING A CONSIDERABLY LARGER THAN AVERAGE REAR GARDEN — A RARE FIND FOR THIS STYLE OF HOME.

Extending to approximately 930-SQFT including the single garage, this attractive home will suit a wide range of buyers, from young families to professional couples seeking well-balanced accommodation in a prime location. A particular standout is the exceptional rear garden, which is significantly larger than typically found with this house type on the development, providing excellent outdoor space for children, entertaining and everyday enjoyment. Further benefits include a single garage, designated parking and a master bedroom with en-suite shower room.

In brief, the accommodation comprises: a welcoming entrance hallway with downstairs WC, a fitted breakfast kitchen to the front elevation and an impressive full-width lounge/dining room to the rear with double doors opening directly onto the garden, creating an excellent entertaining and family space. To the first floor there are three bedrooms, including a principal bedroom with in-built wardrobes and en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom.

The property occupies a highly convenient position within easy reach of the excellent amenities at Stamford Brook, with Waitrose, Costa Coffee and the popular Bramley Farm all close by. Altrincham Town Centre, excellent schooling and superb transport links are also readily accessible.

Warmed by gas central heating and double glazed throughout.

## KEY FEATURES

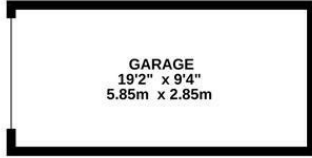
- Three bedroom modern mid terrace
- Approx. 930 sq ft including detached single garage
- Principal bedroom with en-suite shower room
- Single brick built garage
- Highly sought after Stamford Brook development
- Exceptionally large rear garden for this house type
- Spacious lounge/dining room with garden access
- Designated parking space



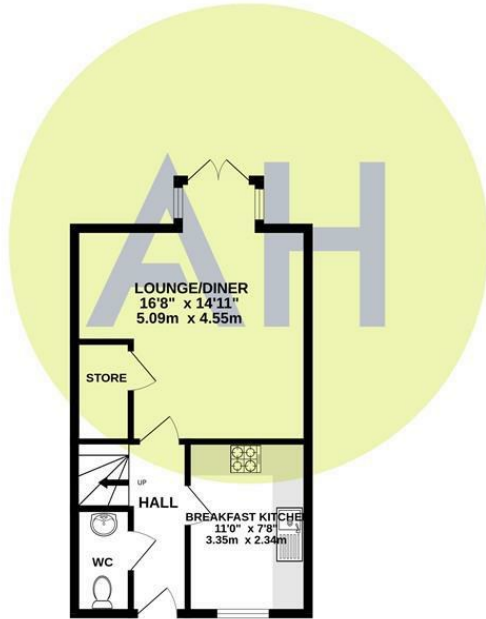




GROUND FLOOR  
562 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 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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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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