



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**10 DUNMASTON AVENUE, WA15 7LG**  
**£425,000**



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## DESCRIPTION

A BEAUTIFULLY PRESENTED MODERN TOWNHOUSE, IDEALLY POSITIONED WITHIN A POPULAR AND WELL-ESTABLISHED DEVELOPMENT. This stylish home is arranged over three floors and offers spacious, versatile accommodation that is ready to move straight into.

To the ground floor, a welcoming entrance hallway provides access to a useful storage cupboard, a downstairs WC, an integral garage and a separate utility room complete with sink and plumbing for laundry appliances. To the rear is a smart open-plan dining kitchen, fitted with double glazed French doors opening directly onto the garden - ideal for everyday family living and entertaining.

The first floor features a generously proportioned living room, a double bedroom and a family bathroom. To the second floor are two further bedrooms, including the master bedroom which benefits from a modern, recently fitted en-suite shower room.

Externally, the property benefits from a driveway to the front providing off-road parking, while to the rear there is a private, well-maintained garden, perfect for relaxing or for children to play.

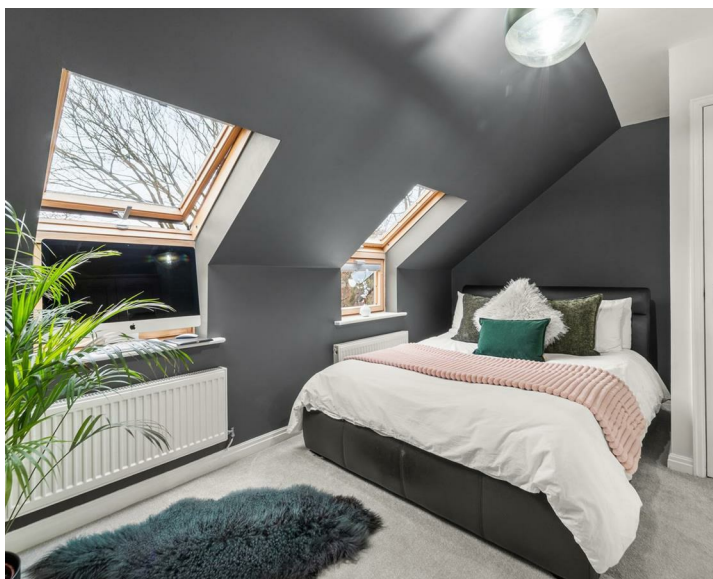
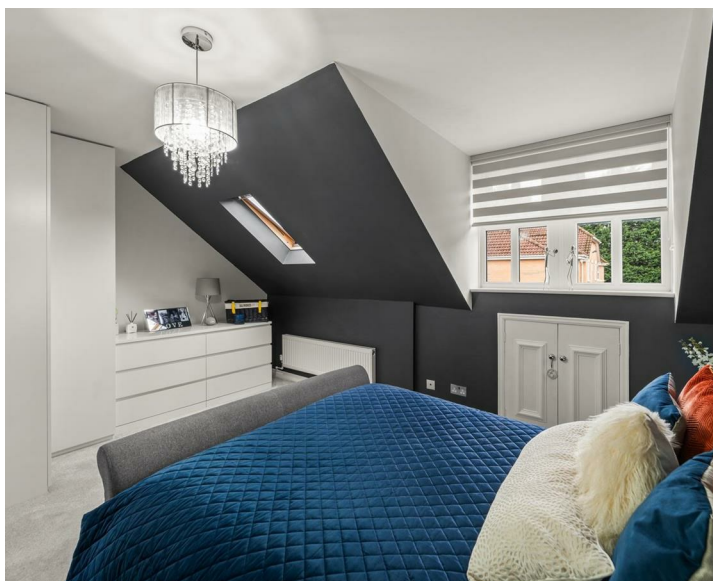
The location is ideal for commuters, offering convenient access to the motorway network and Manchester Airport. Altrincham and Timperley town centres are both just a short drive away, providing an excellent range of shops, cafés and local amenities.

## KEY FEATURES

- Very well presented three-storey townhouse
- Open-plan dining kitchen with garden access
- Integral garage & driveway
- Private, well-maintained rear garden
- Popular & well-established development
- Separate utility & useful downstairs WC
- Three beds including en-suite to master
- Excellent commuter links & nearby town centres

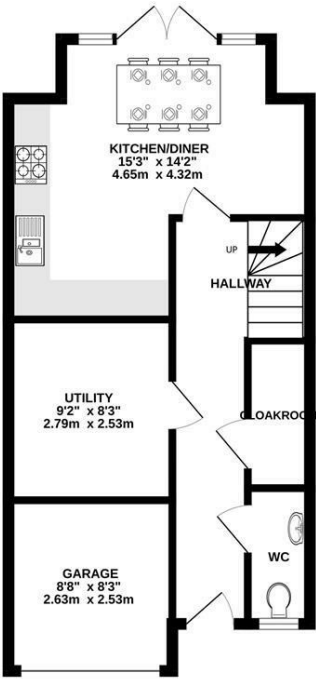




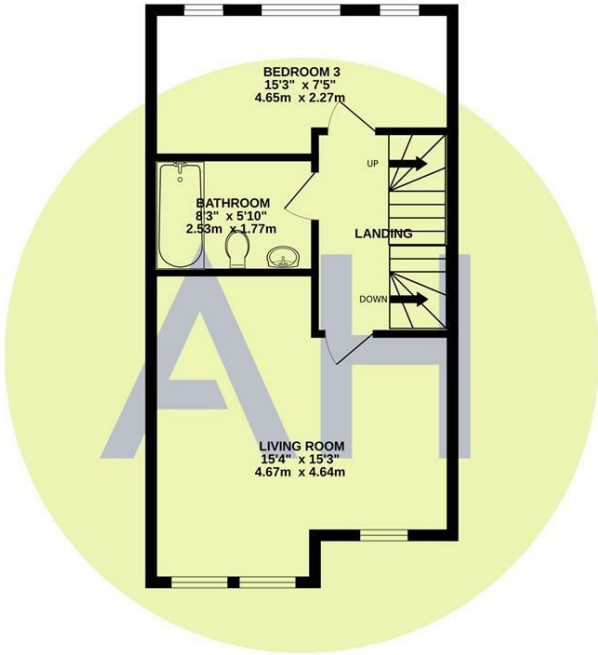




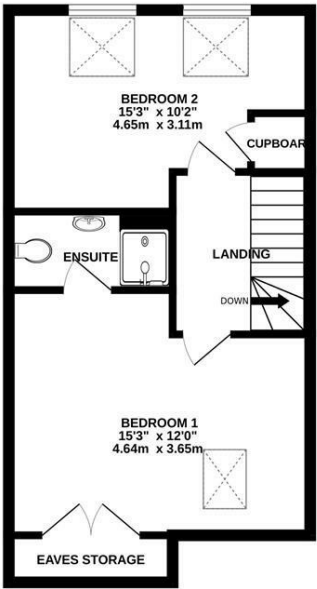
GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 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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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.