



Dunmaston Avenue | Timperley | Altrincham | WA15 7LG

Guide price £425,000



SHEPPARD & CO

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- Beautifully Presented Townhouse
- Good Size Living Room
- Parking For Two Cars And Integral Garage
- Cul De Sac Location
- Altrincham And Timperley Town Centres Are Both A Short Distance Away
- Recently Fitted Dining Kitchen
- Principal Bedroom With Ensuite
- Low Maintenance Garden
- Excellent Commuter Links

A beautifully presented modern townhouse, finished to an excellent standard by the current owners and tucked away within a quiet cul-de-sac setting.

The accommodation is thoughtfully arranged over three floors. The ground floor comprises a welcoming entrance hall with storage under the stairs, downstairs WC, integral garage with a utility area and a stunning dining kitchen to the rear, with French doors opening directly onto the garden, ideal for everyday living and entertaining.

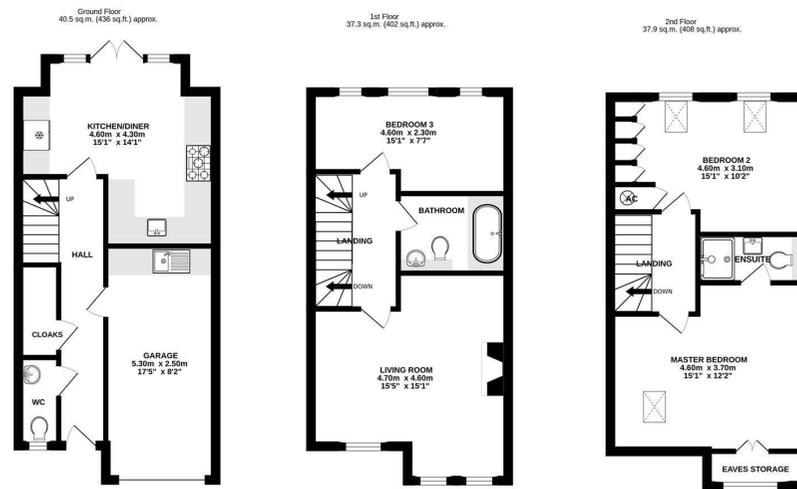
To the first floor is a generous living room, a well-proportioned bedroom currently being used as a home office and family bathroom.

The second floor provides two double bedrooms, including a principal bedroom with ensuite shower room.

Externally, the property benefits from off-road parking for two vehicles in addition to the integral garage. To the rear is a low-maintenance garden, mainly paved with a raised decked seating area.

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

A turnkey home in a discreet and highly convenient location.



TOTAL FLOOR AREA: 115.8 sq.m. (1246 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the description 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		76	80
(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	

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