



Greenhill Road | Timperley | Altrincham | WA15 7BG

£850,000



SHEPPARD & CO

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- Truly stunning detached family home
- Beautifully refurbished throughout
- Through living dining room and separate study
- Off road parking
- Spacious accommodation approaching 1,700 sq ft
- Open plan kitchen family room
- Utility room and downstairs wc
- Catchment to the areas finest schools

A beautifully presented and meticulously finished detached family home, comprehensively refurbished in 2022 to create stylish, contemporary living space ideal for modern family life.

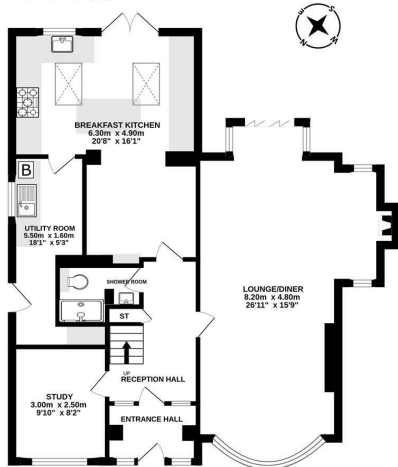
The accommodation in brief comprises an entrance porch with feature archway and Crittall-style doors opening into a welcoming entrance hall. The superb open plan living and dining room enjoys a dual aspect with direct access to the garden and is centred around a striking exposed brick feature wall with log burner. There is a further reception room, currently utilised as a study, alongside an impressive open plan kitchen, breakfast and family room which also opens directly onto the garden, forming a fantastic everyday living and entertaining space. Completing the ground floor is a generous utility room and a contemporary shower room.

To the first floor are four well-proportioned bedrooms served by a stunning family bathroom.

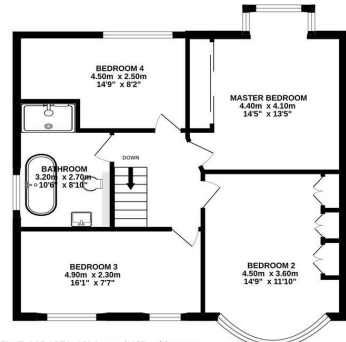
Externally, the property offers off road parking to the front, while to the rear is a delightful garden, laid mainly to lawn with a paved patio, providing an ideal space for outdoor dining and relaxation.



Ground Floor
87.7 sq.m. (944 sq.ft.) approx.



1st Floor
66.2 sq.m. (713 sq.ft.) approx.



TOTAL FLOOR AREA: 153.9 sq.m. (1657 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropix 5/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	79
(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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