



ASHWORTH HOLME
Sales · Lettings · Property Management



37A ROSSETT AVE, WA15 6EU
£650,000



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DESCRIPTION

A SUBSTANTIAL AND BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME ENJOYING VERSATILE ACCOMMODATION EXTENDING TO OVER 1,650 SQ.FT., A WONDERFULLY PRIVATE REAR GARDEN AND AN EXCEPTIONAL POSITION JUST MOMENTS FROM HEYES LANE PRIMARY SCHOOL.

Occupying a highly sought-after residential position in the heart of Timperley, this impressive detached family home offers an outstanding combination of generous living space and flexible accommodation. Beautifully presented throughout, the property extends to approximately 1,666 sq.ft. and is ideally suited to modern family life, with Heyes Lane Primary School just moments away, Trafford's outstanding schools within the catchment area and Navigation Road Metrolink Station approximately a ten-minute walk away.

The accommodation begins with an entrance porch leading into a welcoming hallway. A standout feature is the exceptional amount of living space on offer, with five versatile reception areas providing excellent flexibility for growing families. A superb 21ft living room creates a wonderful everyday family space, whilst the rear sitting room enjoys attractive views over the garden. There is also a dining room, snug and a useful home office/games room. The kitchen overlooks the rear garden and is complemented by a separate utility/storage room and a ground floor WC. To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from a walk-in wardrobe and en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom and separate WC. Externally, a generous driveway provides ample off-road parking. To the rear, one of the property's finest features is the substantial, mature and exceptionally private garden, predominantly laid to lawn with established borders and a raised decked seating area, creating a superb space for relaxing and entertaining.

Properties of this size, flexibility and quality, in such a desirable Timperley location, are always in strong demand.

KEY FEATURES

- Beautifully Presented Detached Family Home
- Five Versatile Reception Rooms
- Large, Exceptionally Private Rear Garden
- Moments from Heyes Lane Primary School
- Four Well-Proportioned Bedrooms
- Master bed with Walk-In Wardrobe & En-Suite
- Ample Off-Road Parking
- 10 minutes walk from Timperley Metrolink

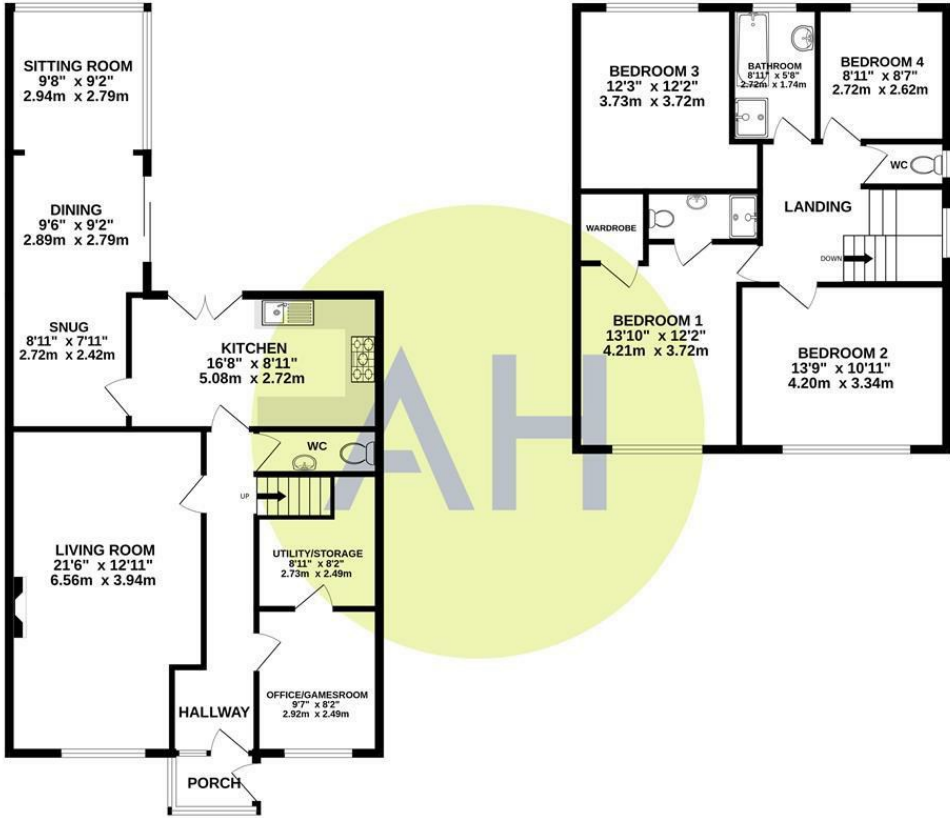






GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.

1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1666 sq.ft. (154.7 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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