ASHWORTH HOLME
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16 AMBERWOOD DRIVE, M23 9ND
OFFERS IN EXCESS OF £275,000

3 1 2







DESCRIPTION

AN EXCELLENT OPPORTUNITY TO ACQUIRE A SPACIOUS THREE BEDROOM FAMILY HOME, OCCUPYING A GENEROUS PLOT WITH AN EXCEPTIONALLY LARGE L-SHAPED REAR GARDEN, CONSIDERABLY LARGER THAN THOSE FOUND AT COMPARABLE PROPERTIES. FEATURING TWO SEPARATE RECEPTION ROOMS, A MODERN FITTED KITCHEN, CONSERVATORY AND OFF ROAD PARKING, ALL WITHIN EASY REACH OF SALE, TIMPERLEY AND ALTRINCHAM.

This attractive home offers approximately 1102 sq.ft. of well proportioned accommodation, providing excellent living space for families and a particularly rare opportunity for buyers seeking a property with a substantial garden.

The accommodation is approached via a spacious and welcoming entrance hallway, leading to a separate living room and a generously sized lounge, offering excellent flexibility for modern family living. A contemporary fitted kitchen opens into a delightful conservatory overlooking the rear garden, with direct access onto a large patio area, ideal for outdoor dining and entertaining.

To the first floor there are three bedrooms, including two excellent double bedrooms, both benefiting from fitted wardrobes, together with a third bedroom and family bathroom.

Undoubtedly one of the property's most impressive features is the exceptional L-shaped rear garden. Considerably larger than those typically associated with similar properties, it provides a wonderful amount of outdoor space with enormous potential for families, keen gardeners and those who enjoy entertaining. To the front, there is the further advantage

KEY FEATURES

- Exceptionally large L-shaped rear garden
- Three bedrooms, including two doubles
- Modern fitted kitchen and conservatory
- Large rear patio and off road parking
- Substantial plot with excellent outdoor space
- Two separate reception rooms
- Spacious and welcoming entrance hallway
- Convenient for Sale, Timperley and Altrincham











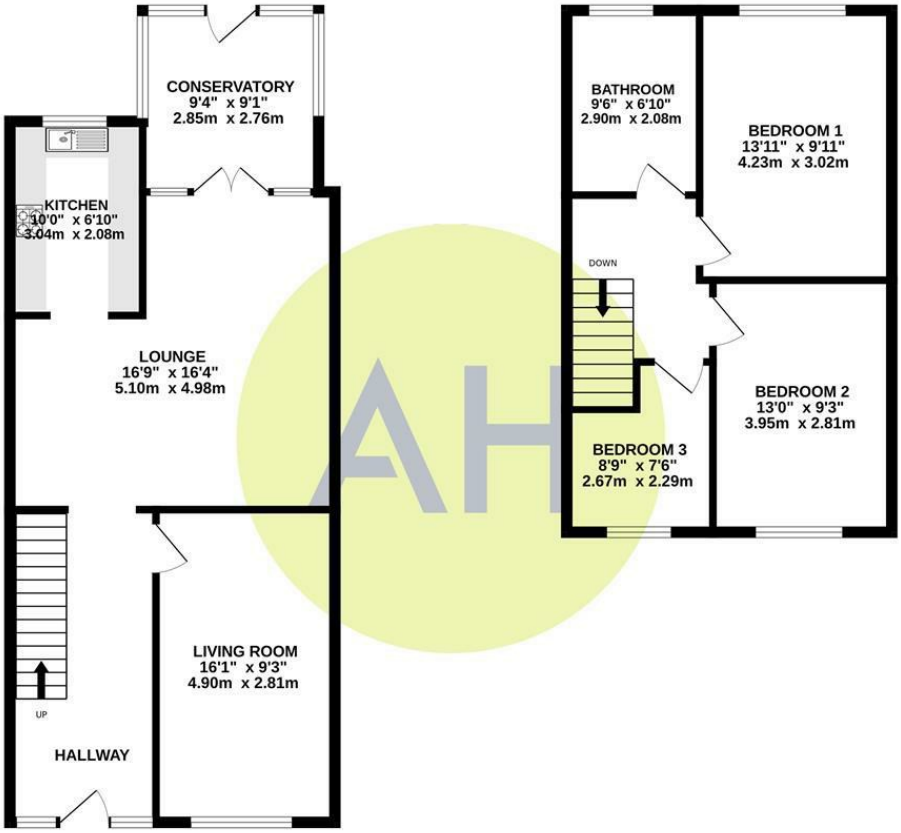




FLOOR PLANS

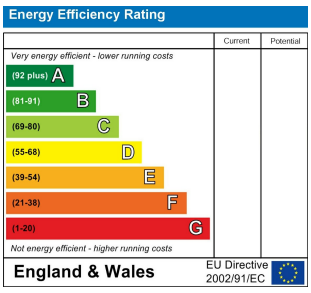
GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.

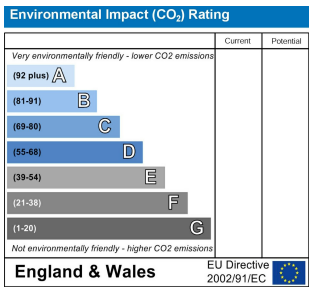
1ST FLOOR
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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CMP Client Money Protect
DPS