

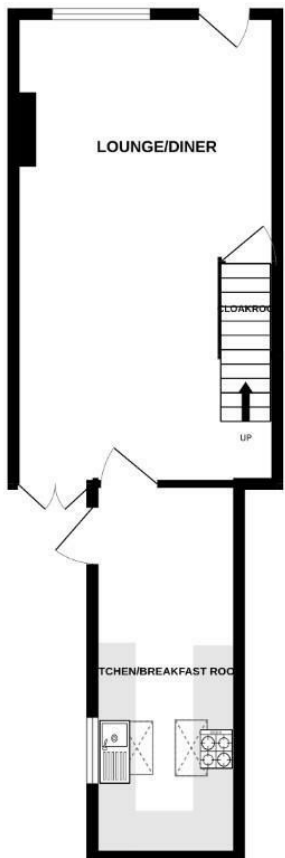


11 BRENTWOOD AVENUE TIMPERLEY ALTRINCHAM WA14 1SR

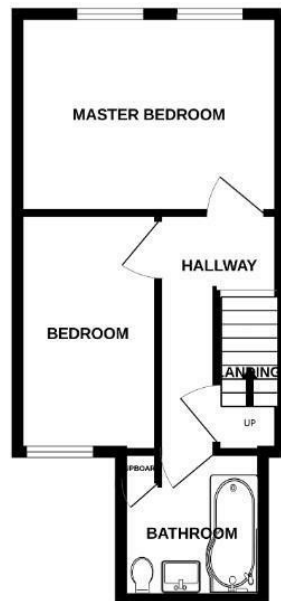
*** AVAILABLE MAY *** Brentwood Avenue, Timperley, ALTRINCHAM - Fully refurbished 3 bedroom terrace. Excellent location being within walking distance of Park Road metro link station and also only a few minutes drive from both Timperley village and Altrincham town centre. The property briefly comprises; Porch opening onto an open plan lounge/diner and an stunning extended kitchen to the ground floor. First floor consists of two bedrooms plus a sleek bathroom. Above the converted loft room offers a substantial 3rd master bedroom. There is a private rear courtyard garden enjoying full sunlight with small front garden. This property has undergone an extensive programme of renovation and has had no expense spared which has resulted in a tremendous fully modernised period terrace. Available now. Un-furnished. Please contact the Hale office to arrange viewings. 0161 929 9797.



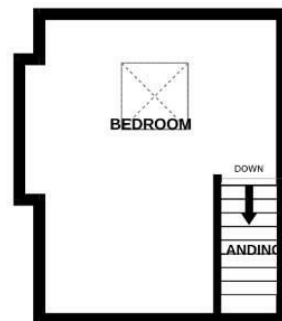
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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			80
(69-80) C		64	
(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	