



*jordan fishwick*

**TIMPERLEY**  
Alberbury Avenue



## Alberbury Avenue, Timperley, WA15 7LJ

Offers In The Region Of  
£225 000



### The Property

Nestled in a quiet cul-de-sac, this immaculately presented 3 bedroom end terrace is located in a red row development and within walking distance of Timperley village with all its shops and amenities. The property has been well maintained and is in walk in condition.

Internally, on the ground floor, with Karndean flooring throughout you have the porch area, lounge and kitchen diner, which has patio doors to the rear garden. There is also understairs storage. To the first floor you are met by 2 double bedrooms with a main bedroom ensuite, a further single bedroom and immaculate family bathroom.

Externally the property has off road parking for two cars and a lovely south facing and enclosed rear garden with lawn, patio area and established flower beds.

Viewings are strongly advised to appreciate this homely property.

### Directions

WA15 7LJ



- Three Bedrooms
- Two bathrooms
- Lounge
- Kitchen Diner
- Off Road Parking for Two Cars
- Walk in Condition
- Enclosed Rear Garden
- 4 Piece Family Bathroom
- Council Tax Band
- EPC Rating

Postcode - WA15 7LJ

EPC Rating - C

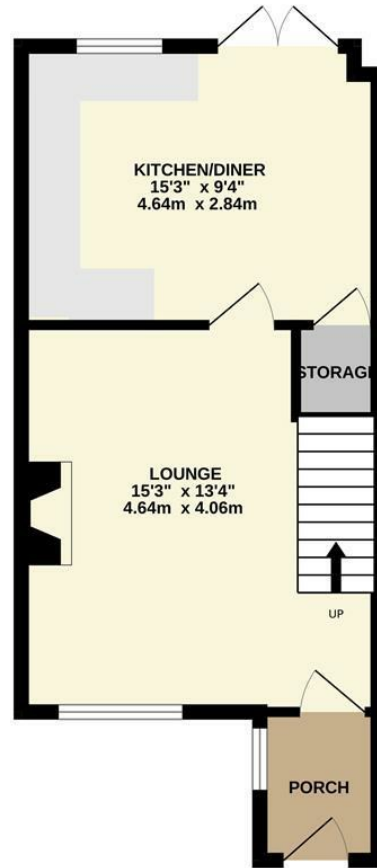
Floor Area - 723.00 sq ft

Local Authority - Trafford

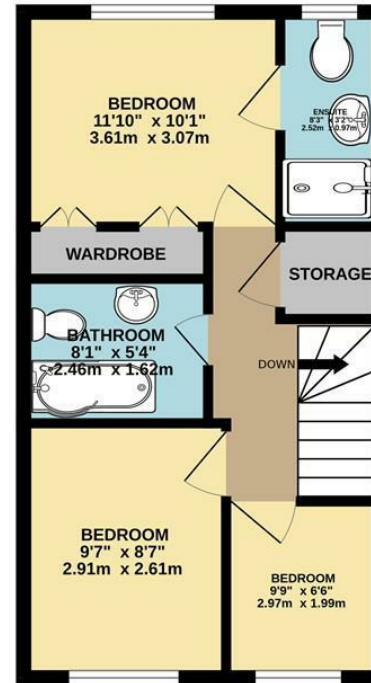
Council Tax - D



GROUND FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 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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