



# Jackson Maunders

3 Bedroom Semi-Detached for Sale - Guide Price £325,000

Aylesbury Close, Timperley, Altrincham, Cheshire, WA14 5JA



## KEY FEATURES

- Three bedrooms • Two Bath/Shower Rooms • Off Road Parking • Cul-De-Sac • Landscaped Rear Garden • 2+ years left on NHBC Warrantee • Spacious Bright Accommodation • End Of Terrace

## Description

A stunning three bedroom property which is in fantastic condition throughout and most certainly ready to move into with no work required internally or externally. The property offers spacious accommodation throughout with a spacious entrance hallway, downstairs WC, a large lounge/dining room with feature bay window to the front, French doors to the rear/patio area, a modern kitchen with a range of base/wall units with integrated appliances and a storage cupboard housing the hot water tank under the stairs. To the first floor are three well proportioned bedrooms which are all immaculately presented, a family bathroom with access from bedroom two (Jack and Jill bathroom) separate walk in shower fitted, a master bedroom with a modern en-suite shower room and a larger than normal landing space giving a nice airy feel to the property. Viewings are a must. Vacant property with no onward chain. The property is leasehold with 999 years from new and ground rent of £250 per annum. There is no service charge.

## Additional Information

To the front of the property is a spacious driveway offering ample parking for two large vehicles, gated access down the side of the property to the rear garden and an area for a bin store. To the rear of the house is a spacious rear garden which has been landscaped with a patio area, a flagged pathway leading to the shed offering outdoor storage and the main part of the garden which is laid to lawn. The garden is fully enclosed and safe for children/pets with no work required.



TOTAL FLOOR AREA: 982 sq. ft. (91 m<sup>2</sup>) approx.

We do not warrant the accuracy of the foregoing measurements of areas, volumes, masses and any other items and we accept no responsibility or liability for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and the purchaser as to their operability or efficiency can be given. Made and dated 10/2022