



ASHWORTH HOLME

Sales · Lettings · Property Management



193 SHAFESBURY AVENUE, WA15 7AY
£595,000



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DESCRIPTION

AN IMPOSING AND ATTRACTIVE 1,237 SQ FT THREE BEDROOM DETACHED FAMILY HOME, superbly positioned on the ever-popular Shaftesbury Avenue and offering fantastic development potential.

The property enjoys a highly convenient location within walking distance of Timperley Village and just a short drive from both Altrincham and Sale.

While the property would benefit from cosmetic updating, the potential is immediately apparent. A good-sized rear garden provides ample scope to extend (subject to the necessary consents), making this an exciting opportunity for buyers looking to create a long-term family home tailored to their own tastes.

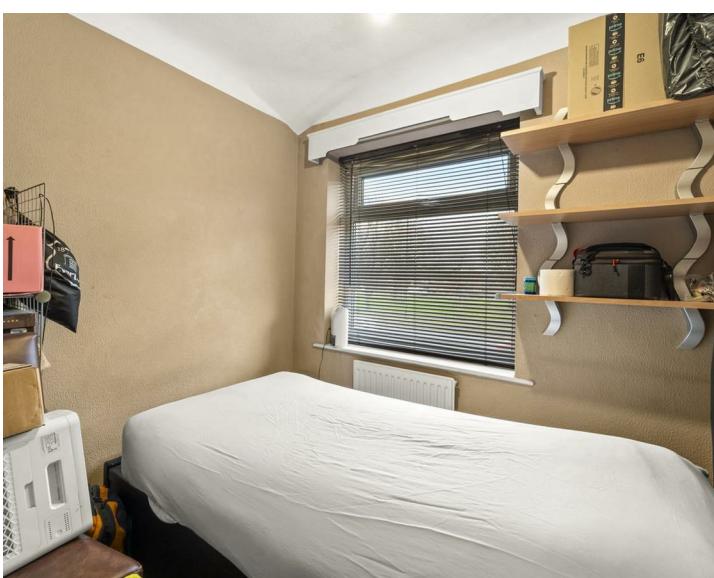
Further benefits include well-proportioned rooms throughout, a downstairs WC and an integral single garage. The property is particularly well suited to family buyers, with excellent schooling close at hand, including the highly regarded Trafford Grammar Schools.

In brief, the accommodation comprises: a spacious lounge with bay window, separate dining room, kitchen, downstairs WC and integral garage to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally, the property features a good-sized rear garden, mainly laid to lawn. To the front there are additional gardens and a driveway providing off-road parking and access to the integral garage. FREEHOLD.

KEY FEATURES

- **Imposing 1237-SQFT three bedroom detached**
- **Sought-after Shaftesbury Avenue location**
- **Close to Altrincham & Sale**
- **Integral garage, driveway & WC**
- **Excellent development potential**
- **Walk distance of Timperley Village**
- **Generous rear garden**
- **Superb schools incl. Trafford Grammar Schools**



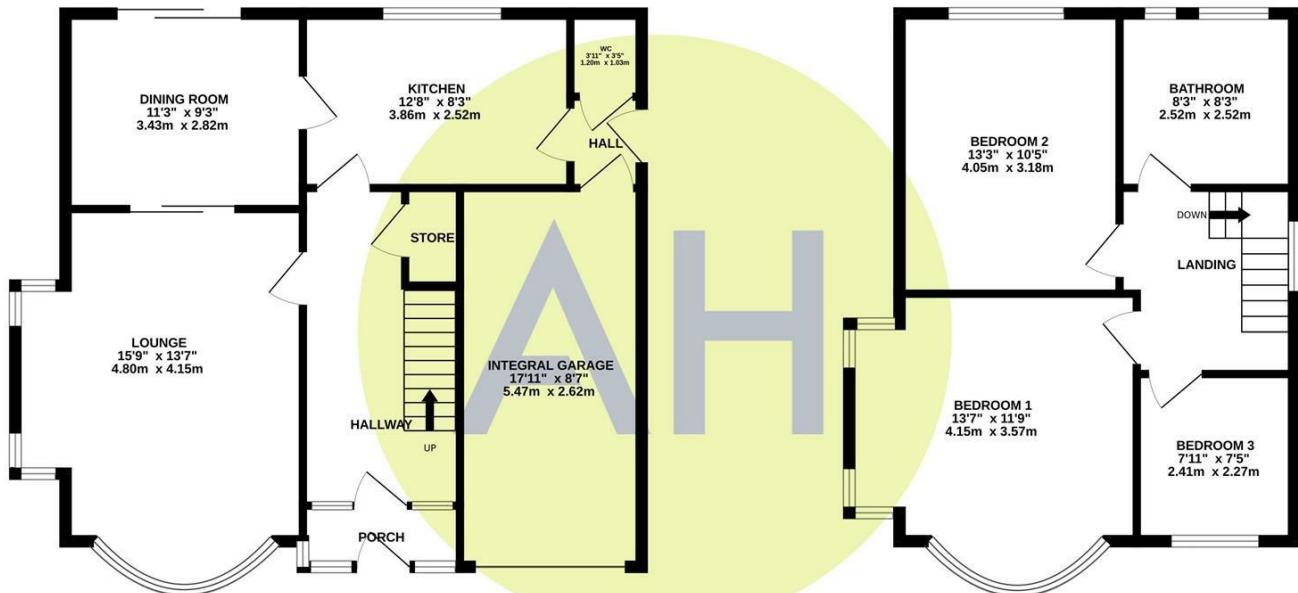


FLOOR PLANS



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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 features 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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