



28 KESWICK ROAD, TIMPERLEY,
CHESHIRE

John N
Hilditch & Co

GROUND FLOOR
63.6 sq.m. (685 sq.ft.) approx.



TOTAL FLOOR AREA: 63.6 sq.m. (685 sq.ft.) approx.
 All dimensions shown are approximate and are for guidance only. They do not constitute a contract. The actual dimensions may vary slightly from those shown on the plan. The actual dimensions will be determined by a professional surveyor. The actual dimensions will be determined by a professional surveyor. The actual dimensions will be determined by a professional surveyor.
 Map ref: NHP01001

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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 (iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



28 KESWICK ROAD TIMPERLEY



A well presented ground floor apartment with gated off road parking and a good size rear garden.

The spacious accommodation which may benefit from some cosmetic updating comprises entrance porch, entrance hallway with storage cupboard, a good size 16 foot lounge/diner, kitchen, two double bedrooms and a shower room.

Externally, is off road parking approached via wrought iron gates and a small front garden area. To the rear is a westerly facing low maintenance garden laid to pave with raised planters and mature trees. There is also a useful outbuilding that can be accessed from both the rear and front of the property.

Keswick Road is characterised by a mixture of houses and apartments and is conveniently located for the local primary school. Timperley village with its range of shops and services lies within five minutes drive, as does Hale with its range of fashionable restaurants and shops. The urban motorway network and International Airport are on the doorstep and sporting and recreational facilities abound. Altrincham with its busy market town centre and Metro system into Manchester also lies within five to ten minutes drive.

DIRECTIONS

From Delahays Road traffic lights proceed towards Timperley over the roundabout and take the next left onto Ridgeway Road. Take the third left and turn right onto Eldercroft Road, then right onto Greystoke Avenue and first left onto Keswick Road where the property will be found on the left by our For Sale board.

GROUND FLOOR

PORCH
STORE
KITCHEN 12'6" x 8'10" (3.80 x 2.70)
LOUNGE/DINER 16'1" x 11'6" (4.90 x 3.50)
MASTER BEDROOM 11'0" x 11'6" (3.60 x 3.50)
BEDROOM TWO 11'10" x 8'10" (3.60 x 2.70)
SHOWER ROOM



SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band "

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

