jordan fishwick

ALTRINCHAM
Alberbury Avenue

Alberbury Avenue, Altrincham, WA15 7LJ

Asking Price £425,000

The Property

Set on the desirable Alberbury Avenue in Timperley, this beautifully presented three-storey family home offers generous living space, excellent storage and an enviable position close to village amenities, green spaces and superb transport links. Residents benefit from easy access to Timperley's shops, cafés and everyday conveniences, while the vibrant town of Altrincham is only minutes away, Commuters are exceptionally well served by the nearby Timperley Metrolink Stop, providing fast and frequent connections into Manchester. The area is particularly popular with families thanks to its proximity to several highly regarded schools.

Inside, the home is arranged across three spacious floors. The ground level features a contemporary kitchen-diner that opens directly onto the rear garden, creating an excellent space for everyday family life and entertaining. This floor also includes a large walk-in pantry, a handy WC and direct internal access to the garage. The first floor offers a bright and generous living room, a well-sized second bedroom and a large family bathroom. The top floor is home to the impressive master bedroom with extensive built-in storage and a roomy en-suite, along with two further double bedrooms and a useful landing storage cupboard.

Externally, the property benefits from a private driveway providing parking for two cars, with clear potential to add an electric vehicle charging point if desired. The rear garden offers a practical and enjoyable outdoor space ideal for families, pets or summer entertaining. Altogether, this is a superbly located and beautifully balanced family home in one of Timperley's most sought-after residential areas.

Directions

WA15 7LJ

- Four Bedroom Townhouse
- Two Bathrooms
- Immaculately Presented Throughout
- Integral Garage
- Freehold
- Off Road Parking with EV Charge Points
- Downstairs W.C.
- Enclosed Rear Garden
- Main Bedroom Ensuite
- Quiet Cul De Sac Location

Postcode - WA15 7LJ

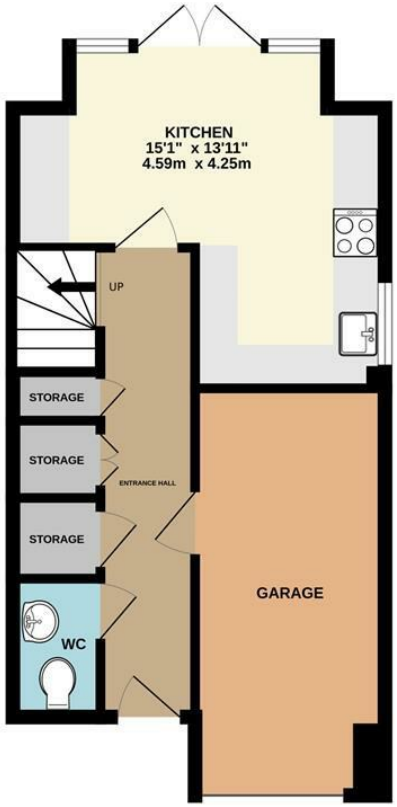
EPC Rating - C

Floor Area - 1313.00 sq ft

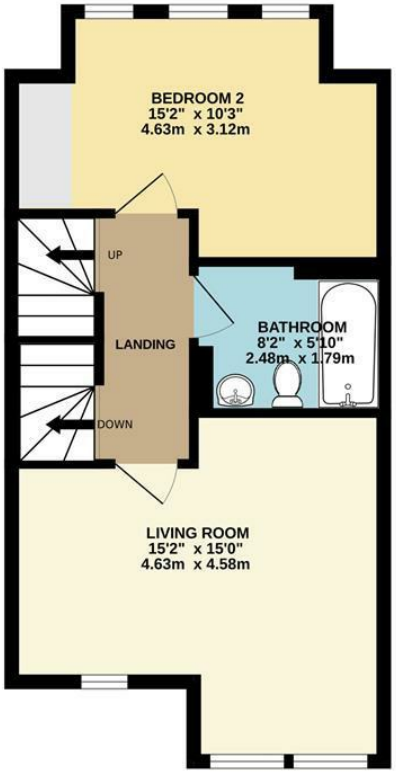
Local Authority - Trafford

Council Tax - E

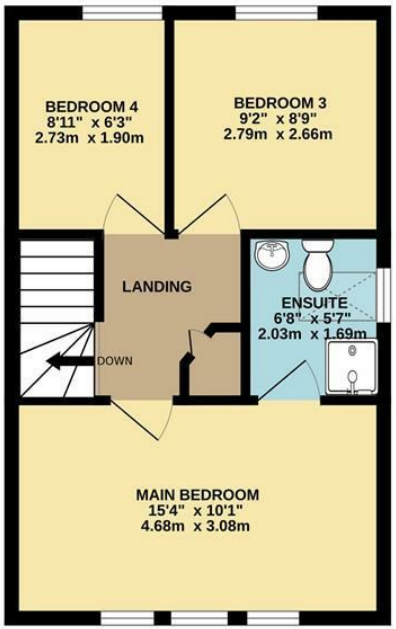
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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