



jordan fishwick

ALTRINCHAM
Fairview Road



Fairview Road, Altrincham, WA15 7AR

Asking Price £725,000



The Property

Jordan Fishwick are delighted to offer for sale this impressive and substantially extended five/six bedroom semi-detached family home, ideally positioned within easy reach of Timperley village and within the catchment area of highly regarded local schools, including Wellington School.

Extending to approximately 2,343 sq ft, the accommodation begins with a welcoming porch leading to a spacious entrance hall. From here, there is access to a formal lounge, a versatile sitting room or sixth bedroom with en-suite shower room, and an impressive wrap-around, extended open-plan kitchen/dining area. Additional ground floor amenities include a cloakroom with WC and a separate family room or home office, which in turn provides access to the utility room.

The first floor comprises three well-proportioned double bedrooms, complemented by a newly fitted, contemporary four-piece family bathroom. The principal bedroom further benefits from a newly installed en-suite bathroom. The second floor offers two further double bedrooms and a generous gallery landing, enhanced by Velux windows that flood the space with natural light.

Externally, the property enjoys a west-facing, enclosed rear garden, predominantly laid to lawn and framed by mature, well-maintained hedges and established flower beds, with the added benefit of a patio area ideal for outdoor entertaining. To the front, there is ample off-road parking provided by a block-paved driveway, along with convenient side access to the rear garden.

Directions

WA15 7AR



- Six Double Bedrooms
- Extended Semi-Detached
- Three Reception Rooms
- Newly Fitted Bathrooms Throughout
- Three Bathrooms - Principle Ensuite
- Downstairs W.C
- Freehold
- Utility Room
- Off Road Parking
- Enclosed Rear Garden

Postcode - WA15 7AR

EPC Rating -

Floor Area - 2343.00 sq ft

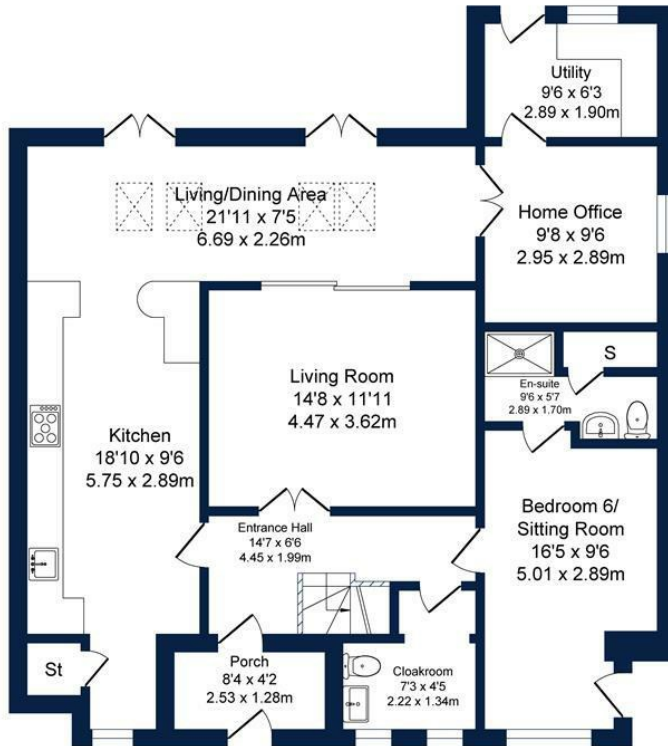
Local Authority - Trafford

Council Tax - E

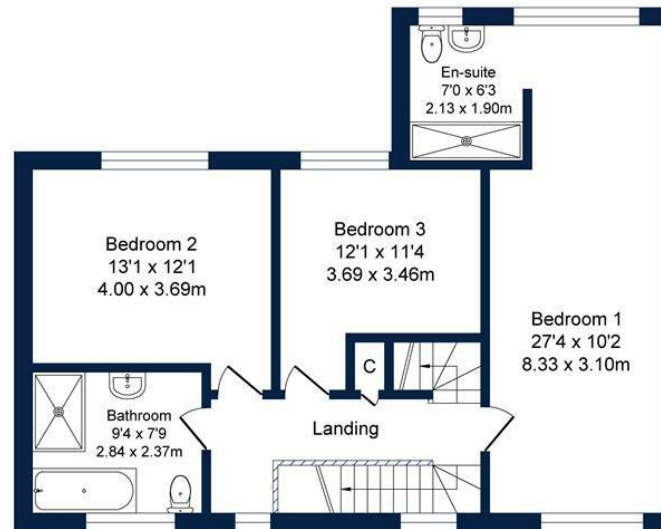


Fairview Road, Timperley
Total Approx. Floor Area 2343 Sq.ft. (217.7 Sq.M.)

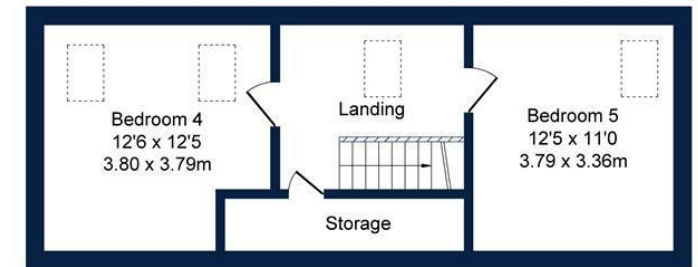
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 1152 Sq.Ft (107.0 Sq.M.)



First Floor
Approx. Floor Area 762 Sq.Ft (70.8 Sq.M.)



Second Floor
Approx. Floor Area 429 Sq.Ft (39.9 Sq.M.)



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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