jordan fishwick

**ALTRINCHAM**
Wentworth Avenue

# Wentworth Avenue, Altrincham, WA15 6NG

## Offers In Excess Of £575,000

## The Property

An exciting opportunity to purchase an extended four-bedroom detached family home, ideally located within the catchment area of Wellington School and Willows Primary School. Both schools are just a short walk away, along with local sports clubs and parks. The property also benefits from excellent transport links, providing easy access to Altrincham town centre and Manchester city centre.

This versatile home offers generous accommodation with potential for further extension. In brief, the ground floor comprises a porch, entrance hall, spacious lounge/diner, separate kitchen, and a playroom with access to the garage. To the first floor, there are four bedrooms, three doubles and one single, along with a family bathroom.

Externally, the property boasts a private, enclosed rear garden laid to lawn and bordered by mature hedges. To the front, there are two separate driveways providing off-road parking, complemented by a lawned garden.

Viewings are strongly advised

## Directions

WA15 6NG

- Extended Detached Family Home
- Catchment for Wellington School
- Three Reception Rooms
- Two Driveways
- Garage
- Enclosed Private Rear Garden
- Three Double Bedrooms
- Family Bathroom
- Freehold

Postcode - WA15 6NG

EPC Rating - D

Floor Area - 1198.00 sq ft

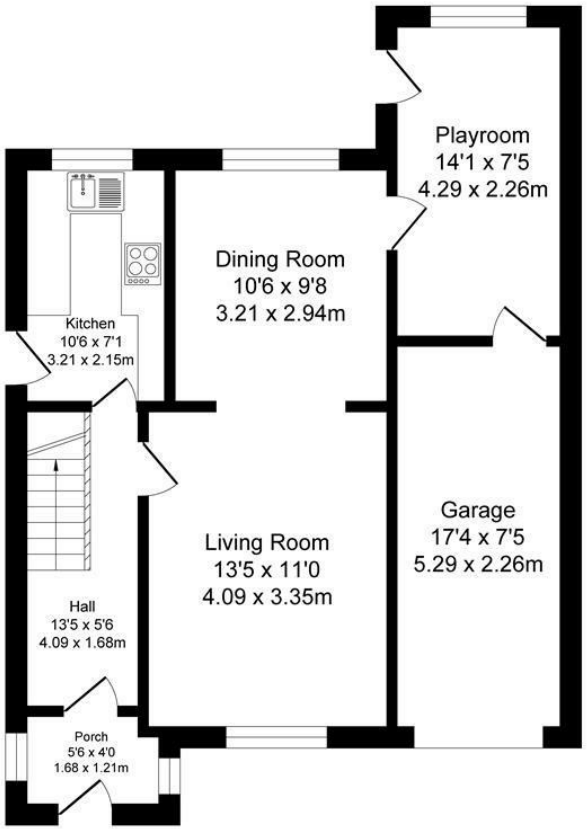
Local Authority - Trafford

Council Tax - E

# Wentworth Avenue, Timperley

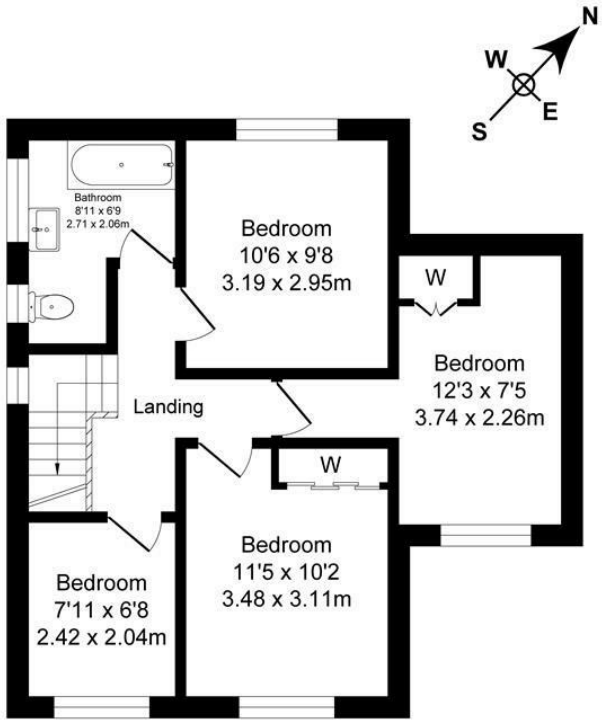
## Total Approx. Floor Area 1198 Sq.ft. (111.3 Sq.M.)

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 686 Sq.Ft (63.7 Sq.M.)




First Floor

Approx. Floor Area 512 Sq.Ft (47.6 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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

0161 929 9797

hale@jordanfishwick.co.uk

www.jordanfishwick.co.uk