jordan fishwick

Woodfield Road
Altrincham

Woodfield Road, Altrincham
Total Approx. Floor Area 1619 Sq.ft. (150.4 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.

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

172 Ashley Road, Hale, WA15 9SF

0161 929 9797

hale@jordanfishwick.co.uk
www.jordanfishwick.co.uk

Woodfield Road Altrincham WA14 4ET

£575,000

The Property

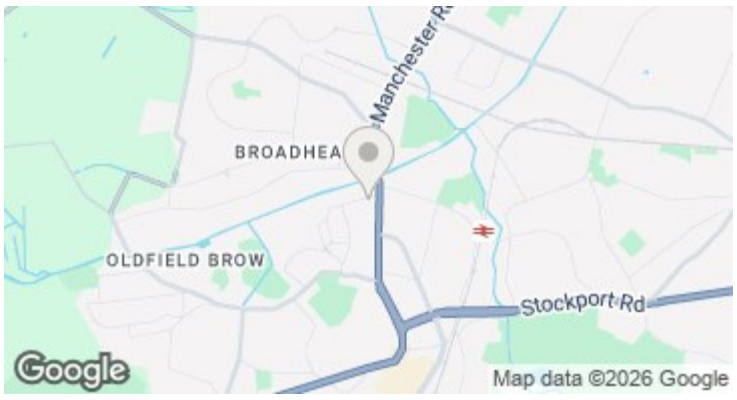
Jordan Fishwick are delighted to present for sale this stunning four-bedroom end-terrace property, which has been fully modernised throughout, including a converted basement and dormer extension. Ideally located within a short walk of excellent transport links—such as Navigation Road tram stop providing direct routes to Manchester City Centre. The home is also close to local retail parks and the picturesque St John's Leigh Park.

The property retains charming period features and comprises an entrance hall, an open-plan lounge and dining room with a solid-fuel burning stove, and a newly fitted kitchen providing access to both a cosy breakfast room and a separate utility room. The converted and versatile basement is currently used as a playroom but could equally serve as a home office or guest bedroom, and also offers a separate storage room.
To the first floor, there are three bedrooms, including two spacious doubles, along with a modern family bathroom. The second floor features the principal bedroom, complete with an en-suite shower room and additional eaves storage.
The south-facing rear garden is fully enclosed, mainly laid to lawn, and complemented by a patio area. To the front, the property benefits from off-road parking and a small garden with steps leading to the main entrance.

Early viewings are strongly recommended to fully appreciate this beautifully presented and characterful end-terrace home.

Directions

WA14 4ET



- Immaculately Presented and Modernised Four Bedroom End Terrace
- Converted Basement - Playroom/ Office
- Within Catchment of Highly Regarded Schools
- Two Bathroom with Principle Bedroom Ensuite
- Utility Room
- Kitchen with Separate Breakfast Room
- Off Road Parking
- South Facing Garden
- Walking Distance to John Leigh Park and Local Transport Links
- Period Features Throughout

Postcode - WA14 4ET

EPC Rating - F

Floor Area - 1619.00 sq ft

Local Authority - Trafford

Council Tax - B