



jordan fishwick

ALTRINCHAM
Park Avenue



The Property

A beautiful Period Family Home which has been exquisitely refurbished through out whilst maintaining the charming period features. End of a cul de sac location.

Situated off Park Road and the end of the cul-de-sac in Timperley, being ideally located close to local amenities, Timperley village, metro link and within excellent school catchments both primary and secondary.

In brief the property comprises:

Entrance hall leading to a lounge with an elegant bay window and working gas fireplace, a ground floor WC and stunning open plan kitchen/diner leading to the conservatory. To the first floor you have three double bedrooms, master with ensuite and a stylish family bathroom (with underfloor heating). To the basement you have cellar chambers running the length of the house which benefit from inbuilt storage and a utility area. Externally to the rear there is a landscaped and paved garden with decking, a garage and access to a small driveway.

Directions

WA14 5AX



**Park Avenue,
Altrincham, WA14 5AX**

Offers In Excess Of £600,000



- End of a Cul-de-sac Location
- Period Family Home
- Three Bedrooms/Two Bathrooms
- Stylish Modern Fitted Kitchen
- Presented to the Highest Level
- Fantastic Timperley Location

Postcode - WA14 5AX

EPC Rating - D

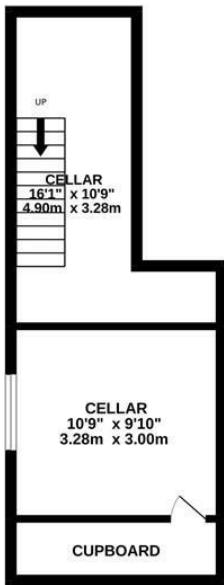
Floor Area - 1664.00 sq ft

Local Authority - Trafford council

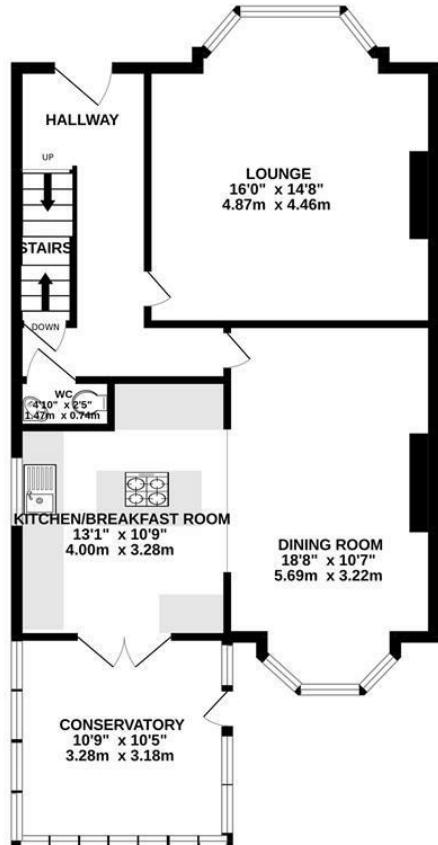
Council Tax - E



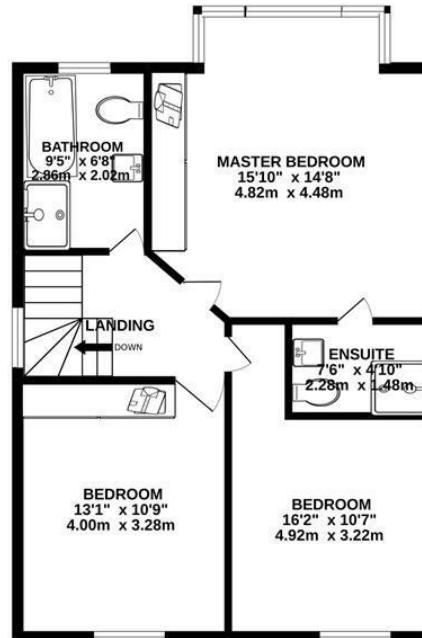
BASEMENT LEVEL
257 sq.ft. (23.8 sq.m.) approx.



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1664 sq.ft. (154.6 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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