



605 Altrincham Road, Manchester, M23 1DW

£275,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- THREE GREAT SIZED BEDROOMS
- LIGHT SPACIOUS FEEL THROUGHOUT
- AMPLE OFFROAD PARKING
- EPC TBC AND COUNCIL TAX BAND A
- PERFECT FOR COMMUTING WITH CLOSE PROXIMITY TO TRAM STOP AND M56
- GREAT SIZE PLOT WITH PRIVATE REAR GARDEN
- CLOSE TO A WIDE RANGE OF SHOPS AND BROOKWAY RETAIL PARK
- MUST VIEW

**\*NO ONWARD CHAIN\*** Nestled on Altrincham Road in Manchester, this charming three-bedroom family home offers a delightful blend of comfort and convenience. The property boasts excellent sized rooms, providing ample space for family living.

Upon entering, you will find a welcoming reception room, perfect for both relaxation and entertaining guests. The well-proportioned bedrooms offer a peaceful retreat, ensuring a restful night's sleep. The bathroom is functional and well-maintained, catering to the needs of a modern family.

One of the standout features of this property is the generous garden space, ideal for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the ample off-road parking accommodates over four vehicles, a rare find in this area, making it convenient for families with multiple cars or visitors.

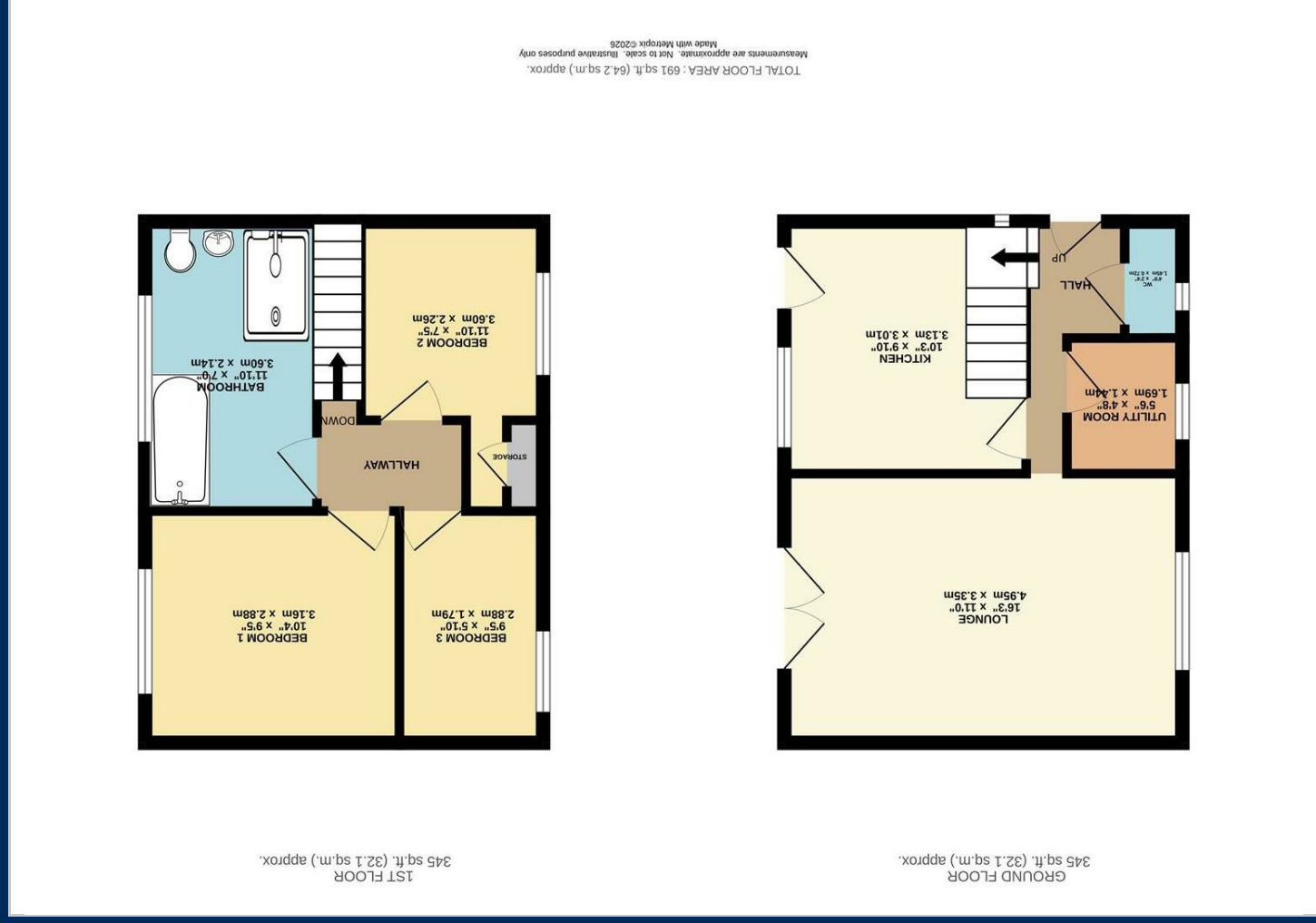
The location is particularly appealing, with Wythenshawe Park just a stone's throw away, providing a lovely green space for leisurely walks and recreational activities. Furthermore, residents will benefit from the close proximity to a wide range of shops, ensuring that daily necessities are easily accessible. The nearby Metrolink offers a quick and efficient route into the city centre, making this home perfect for those who commute.

In summary, this property presents an excellent opportunity for families seeking a comfortable home in a vibrant community, with the added benefits of outdoor space and convenient transport links. Don't miss the chance to make this delightful house your new home.





## Floor Plans



## Viewing

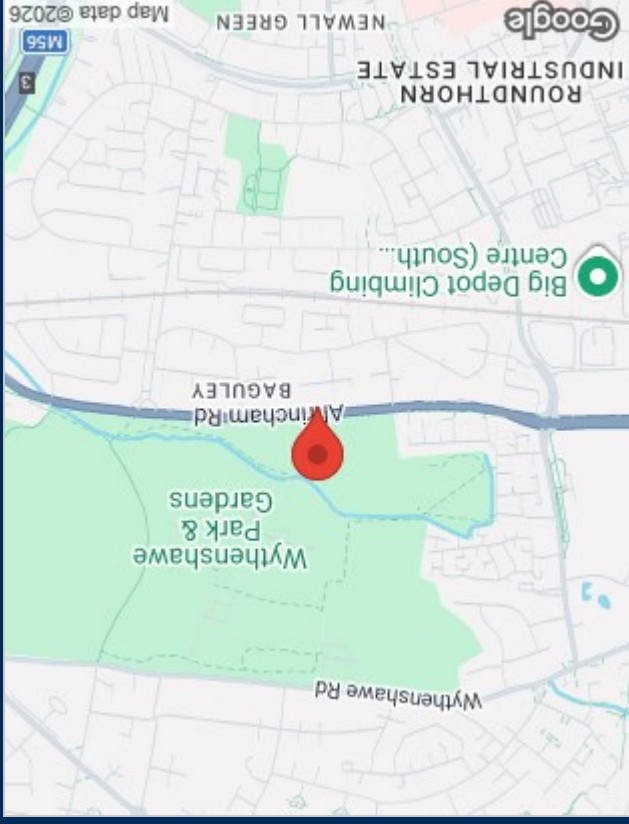
Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
<b>A</b> (92-100)	<b>A</b> (92-100)
<b>B</b> (81-91)	<b>B</b> (81-91)
<b>C</b> (69-80)	<b>C</b> (69-80)
<b>D</b> (55-68)	<b>D</b> (55-68)
<b>E</b> (39-54)	<b>E</b> (39-54)
<b>F</b> (21-38)	<b>F</b> (21-38)
<b>G</b> (1-20)	<b>G</b> (1-20)

Very energy efficient - lower running costs  
 Not energy efficient - higher running costs

EU Directive 2002/91/EC  
 England & Wales

## Energy Performance Graph



## Location Map

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in good working order. Purchasers should satisfy themselves of this prior to purchasing. The structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Nothing in these particulars shall be deemed to be a statement that the property is in good