



645 Altrincham Road, Manchester, M23 9AA

£250,000

www.jordanfishwick.co.uk





Jordan fishwick

- No onward chain
- Offroad parking available
- Close to local amenities
- Cosy feel throughout
- Huge garden with potential to extend STP
- Spacious garage for storage
- Near tram stop for easy travel
- Council tax band B and EPC Rating TBC

Set on Altrincham Road, this charming house offers a delightful blend of comfort and convenience. With its inviting cottage feel, the property exudes warmth and character, making it an ideal home for families or those seeking a charming retreat.

One of the standout features of this residence is the expansive garden, which provides ample space for outdoor activities, gardening, or simply enjoying the fresh air. The garden is perfect for hosting summer barbecues or for children to play freely. Additionally, the property boasts a garage, offering secure storage for vehicles or additional space for hobbies.

Off-road parking is another practical advantage, ensuring that you will never have to worry about finding a parking spot after a long day. The location is particularly appealing, as it is conveniently situated close to local amenities, including shops, schools, and parks. Furthermore, the nearby tram stop offers excellent transport links, making it easy to commute to the city.

This property is a rare find, combining a tranquil cottage atmosphere with the benefits of urban living. Whether you are looking to settle down or invest, this house on Altrincham Road is a wonderful opportunity not to be missed.





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.

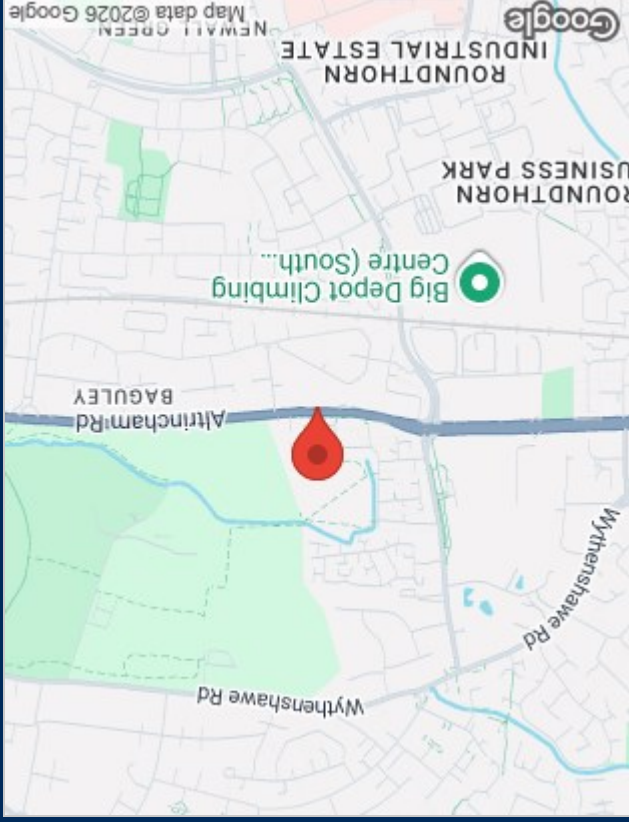
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

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