



All enquiries Ref: Brian Grante



- Freehold two floor semi detached house with parking
- Requires updating and further potential
- Full vacant possession

Location:

The property is situated on Fairwell Road. Timperley is a suburban village located on the northern fringes of Altrincham which lies on the southern fringes of Greater Manchester. Altrincham itself is an affluent market town made popular by its transport links lying within some 3 miles of Manchester City Centre. There is a good range of local facilities within Timperley whilst Altrincham centre provides further shopping and recreational facilities. The heart of Manchester City Centre is easily accessible and provides a very comprehensive range of both shopping and recreational facilities. Road links are provided by the M60 motorway lying to the north and the M56 motorway to the east whilst the rail station at Navigation Road provides direct links to Stockport (journey time circa 15 minutes), Manchester Piccadilly (journey time circa 30 minutes) or further afield to Chester with a journey time of just over 1 hour.

Accommodation:

First floor: Three bedrooms, bathroom/WC, access to loft
 Ground floor: Entrance hall, reception room, kitchen, dining room, utility room
 Outside: Front parking and rear garden

EPC rating: D

Council Tax Band: B

Potential:

The property may be suitable for extensions or loft conversion - subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

