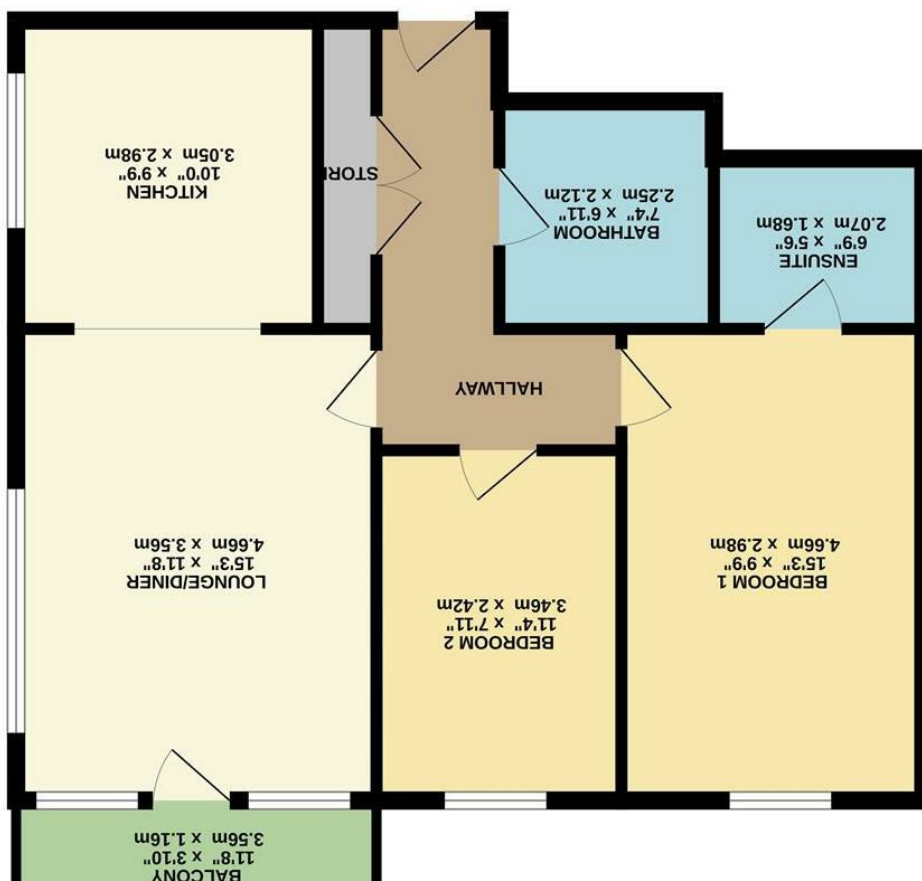


When every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of the drawings. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with MyPlan 5.2024

TOTAL FLOOR AREA: 694 sq ft (64.5 sq m.) approx.



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





**Etchells Road Altrincham  
WA14 5AA**

**£250,000**

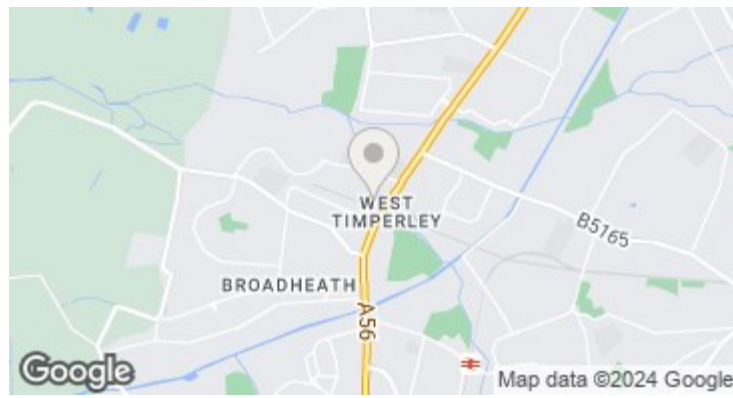


**The Property**

An immaculate modern, two bedroom apartment offering spacious accommodation throughout. In brief this includes an entrance hall with storage cupboard, modern open plan lounge with access to the large balcony, and a kitchen fitted with a range of base and wall units with contrasting worktops. Two double bedrooms, an ensuite shower room and a contemporary bathroom suite completes the accommodation. Externally there is allocated parking spaces. Situated on a popular modern development close to Timperley Metrolink and other amenities. Viewings come highly recommended.

**Directions**

WA14 5AA



- Close to Timperley Metrolink
- Two Bedrooms
- Second Floor Position
- Private Balcony
- Council Tax Band - D
- EPC - B
- Lift Access
- Close to Local Amenities

**Postcode - WA14 5AA**

**EPC Rating - B**

**Floor Area - 694.00 sq ft**

**Local Authority - Trafford**

**Council Tax - D**

