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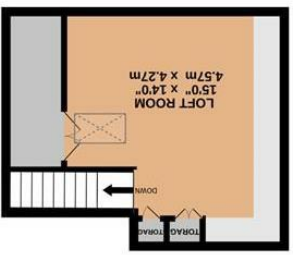
TOTAL FLOOR AREA : 2822sq.ft. (262.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Wood Lane Altrincham WA15 7QG

£875,000



The Property

Jordan Fishwick are proud to present to market, this well proportioned and extended five bedroom detached family home, located in the area of Timperley and within the catchment of highly regarded schools. The property is also positioned opposite Timperley sports club providing a green aspect out to the front. Set within a plot of 0.16 acres the house has ample gated off road parking and a good sized rear garden.

In brief, to the ground floor, the property comprises a porch, entrance hall, lounge, sitting room, dining room and kitchen breakfast, which flows into the garden room. There is also a downstairs WC and Utility, with access to the integral garage.

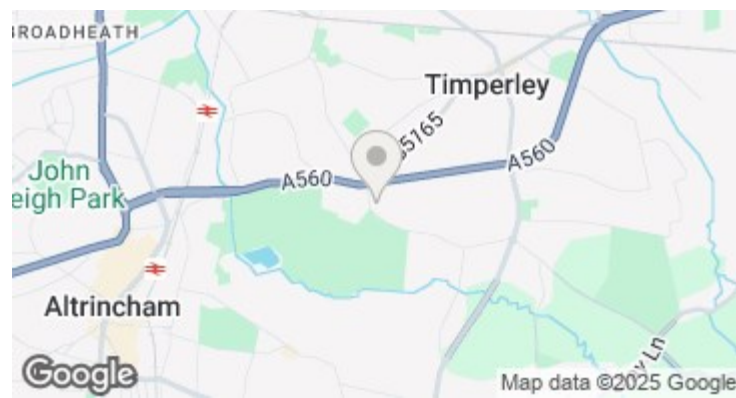
On the first floor there are four double bedrooms and the main bedroom includes a walk-in wardrobe and ensuite. There is also a sun room off the landing with access to a terrace which over looks the sports club. Finally there is also a four piece family bathroom. The second floor consists of a double bedroom within the loft space.

Externally there is ample off road parking for a number of vehicles and a rear garden with brick built garden shed with shelving, lawned area and decking with built in BBQ and seating area with cover. The garden is also walled and surrounded by established trees and bushes.

Viewings are strongly advised to appreciate this family home.

Directions

WA15 7QG



- 5 Double Bed Detached
- Ample Off Road Parking - Gated
- Four Reception Rooms
- Terrace Over Looking Timperley Sports Club
- Downstairs WC
- Main Bedroom with Walk-in Wardrobe and Ensuite
- Four Piece Family Bathroom
- Rent Charge of £7 P.A - Freehold
- Enclosed Rear Garden
- Kitchen Breakfast and Seperate Utility

Postcode - WA15 7QG

EPC Rating - D

Floor Area - 2822.00 sq ft

Local Authority - Trafford

Council Tax - G

