







### The Property

Located on a quiet cul-de-sac, Jordan Fishwick are proud to present to market for sale this immaculate semi detached family home which has been extended and modernised to provide superbly proportioned living space, and presented to an exceptional standard. The property is located in Timperley village and falls within the catchment of highly regarded schools including Wellington School, and is also within walking distance of local transport links to Manchester City Centre.

In brief the property has been upgraded to a very high specification, boasting CCTV, underfloor heating across ground floor and family bathroom, air conditioning throughout the ground floor and in main bedroom, solar panels which include a 5kwh battery unit providing energy independent from the national grid. There is also a system boiler with cold water booster providing ample supply and added pressure.

The ground floor consists of a porch, entrance hall, office, lounge with solid fuel burning stove, open plan kitchen living area with fully integrated kitchen and breakfast island, as well as bi folding doors to rear garden and downstairs W.C. To the first floor there are three bedrooms, two of which are doubles and an immaculately fitted four piece family bathroom.

Externally, to the rear, the property includes a large outbuilding which offers storage and utility area. The private rear garden has a patio area and artificial lawn which is bordered by flower beds and

- Extended and modernised throughout
- Open plan living area
- Four piece family bathroom
- Fully integrated kitchen with breakfast island
- Office and front lounge
- Leasehold £12 p.a. - 938 years remaining
- Air conditioning on ground floor and main bedroom
- Solar panels with 5kwh battery unit
- Outbuilding with utility area and storage unit
- Underfloor heating on ground floor and family bathroom



### Directions

WA15 6LY



Postcode - WA15 6LY

EPC Rating - C

Floor Area - 1563.00 sq ft

Local Authority - Trafford

Council Tax - C

Leslie Grove Altrincham WA15 6LY

£625,000

