



Victoria Avenue | Timperley | Altrincham | WA15 6SE

£425,000



SHEPPARD & CO

Victoria Avenue | Timperley  
Altrincham | WA15 6SE  
£425,000

- Delightful semi-detached family home
- Low maintenance garden enjoying a sunny aspect
- 0.6 miles from Wellington School
- Two reception rooms
- Off road parking for several vehicles
- NO ONWARD CHAIN

Well presented and offering excellent potential to grow with its next owners, this attractive family home provides well-balanced accommodation in a highly convenient location, ideal for first-time buyers, young families or those looking to put down roots.

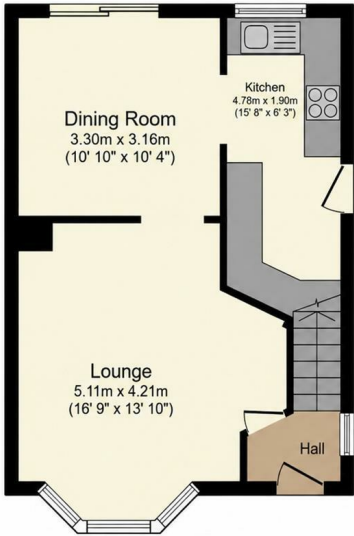
The accommodation opens into an entrance vestibule with useful built-in storage, leading through to a bright and spacious living room filled with natural light. To the rear sits a separate dining room with patio doors opening directly onto the garden, creating an ideal space for both everyday family life and entertaining. The kitchen is well appointed with a good range of fitted units.

To the first floor are three bedrooms, including two generous doubles and a versatile third bedroom, perfectly suited as a nursery, home office or single bedroom. A contemporary family bathroom completes the accommodation.

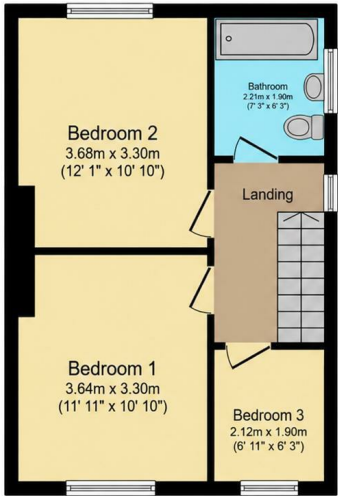
Externally, the property is approached via a block-paved driveway providing ample off-road parking. To the rear is a private, enclosed garden, thoughtfully designed for low-maintenance living with an artificial lawn and plenty of space to relax or entertain.

The property also offers excellent scope to extend, subject to the relevant planning permissions, allowing buyers the opportunity to create additional living space and add their own personal touch over time.

Perfectly positioned within easy reach of Navigation Road Metrolink and train station, highly regarded schools and the amenities of Altrincham and Timperley, this is a fantastic opportunity to acquire a home that combines immediate comfort with exciting future potential.



Ground Floor  
Floor area 40.4 m<sup>2</sup> (435 sq.ft.)



First Floor  
Floor area 39.3 m<sup>2</sup> (423 sq.ft.)

TOTAL: 79.8 m<sup>2</sup> (859 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 85        |
| (69-80) C                                   | 72                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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