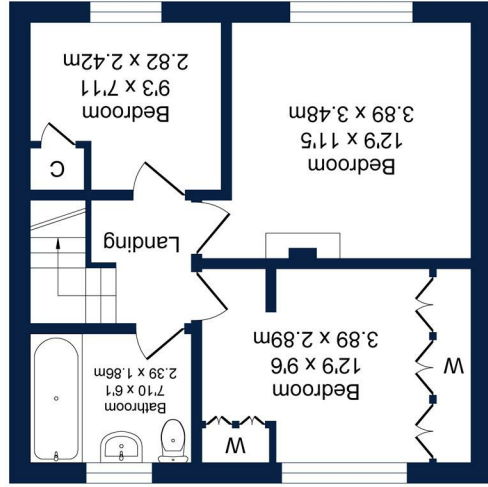


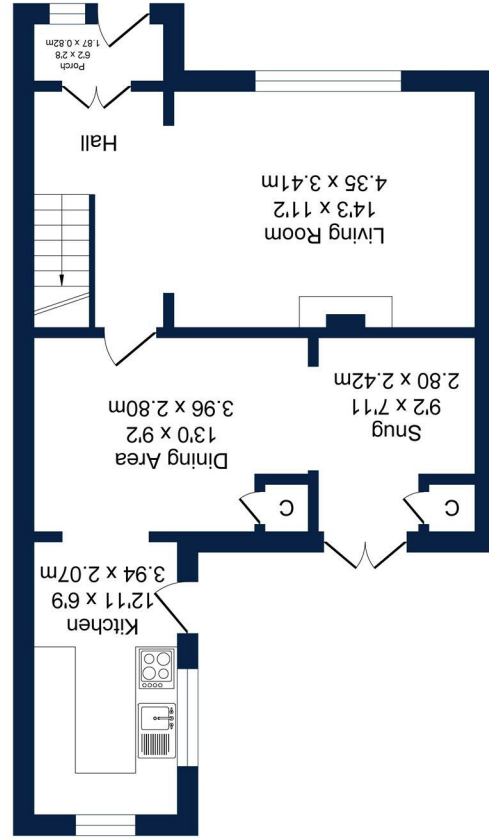
These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser 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.



First Floor  
Approx. Floor Area 436 Sq.Ft (40.5 Sq.M.)



Ground Floor  
Approx. Floor Area 546 Sq.Ft (50.7 Sq.M.)



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Fairywell Road, Timperley  
Total Approx. Floor Area 982 Sq.ft. (91.2 Sq.M.)





Fairywell Road Altrincham  
WA15 6UZ

£350,000

### The Property

Jordan Fishwick are proud to present to market for sale this fantastic three bedroom mid terrace property located within walking distance of Timperley village and easy reach of local transport links and parks, as well as catchment for highly regarded local schools.

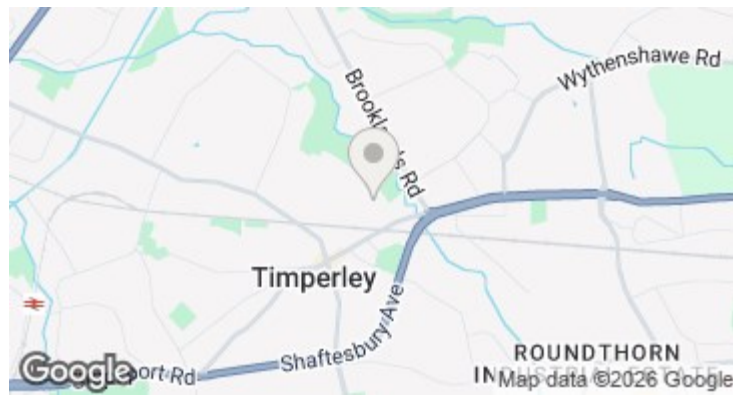
In brief the property includes a porch, lounge which include stairs to the first floor, as well as opening up to the dining room and snug. The kitchen opens from the dining room and there is also access to the rear garden. To the first floor there are two double bedrooms and a single bedroom which are all serviced by a modern family bathroom.

Externally there is an enclosed south facing rear garden which is laid to lawn and bordered by flowerbeds, as well as established mature trees. There is also a patio area and brick built shed at the bottom end of the garden. To the front there is flagged off road parking and lawned garden with a walled front which offered potential to gate.

Viewings are strongly advised to appreciate this exciting opportunity especially as a first home.

### Directions

WA15 6UZ



- Three bedroom mid terrace
- Off road parking
- Walking distance to Timperley village centre
- Lounge, dining room, snug, kitchen
- Well presented throughout
- Enclosed south facing rear garden
- Catchment for highly regarded local schools
- Freehold
- Council tax band B

Postcode - WA15 6UZ

EPC Rating - C

Floor Area - 982.00 sq ft

Local Authority - Trafford

Council Tax - B

