Jameson
AND PARTNERS LTD

Sylvan Avenue, Timperley, WA15

Offers In Excess Of £350,000

5 STAR
AVERAGE RATING ON Google

Property Features

- **Fantastic Renovation Opportunity·**
- **Three Bedroom Semi-Detached House**
- **Uninterrupted Rear Views Backing onto an Allotment**
- **In Need of Full Renovation**
- **Private Rear Garden**
- **Period Features**
- **Off-Road Parking**
- **Catchment Area of Outstanding Schools**
- **Sought-After Location**
- **Great Potential with Scope for Extension**

Full Description

Fantastic Renovation Opportunity – Three-Bedroom Semi-Detached House on a Generous Plot, Backing onto Allotments

An exciting opportunity to purchase a three-bedroom semi-detached house in a sought-after location, offering excellent potential for renovation and extension (subject to the necessary consents). Occupying a generous plot with a spacious rear garden backing onto allotments, the property offers plenty of scope for improvement and the opportunity to create a home tailored to your own tastes and requirements.

The existing accommodation comprises a separate living room, dining room and kitchen, together with two double bedrooms, a single bedroom, a bathroom and a separate WC. A number of period features remain, providing character and charm.

Requiring full renovation, the property will appeal to buyers seeking a project with the potential to add value. The asking price reflects the condition of the property and the work required, presenting an opportunity to modernise and transform a home in a desirable location.

The property is sold chain-free.

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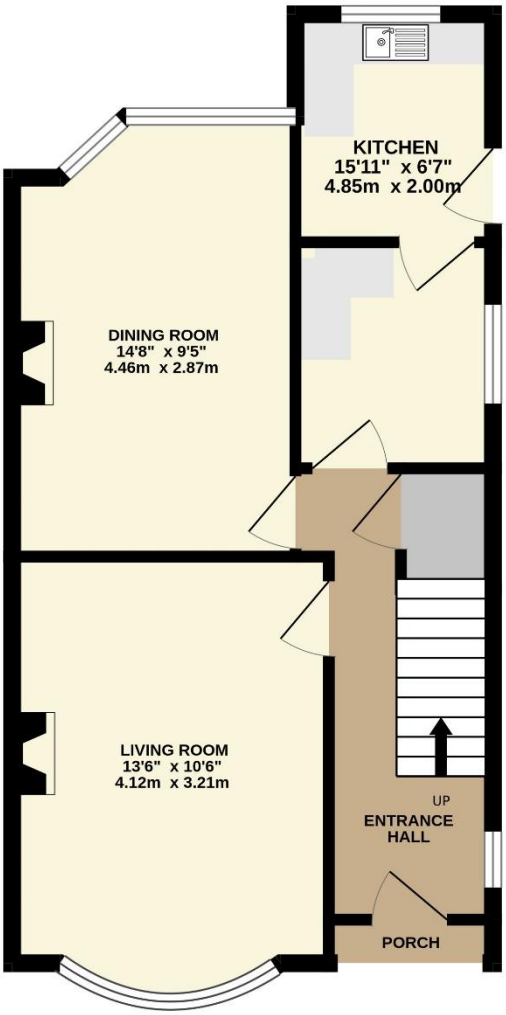
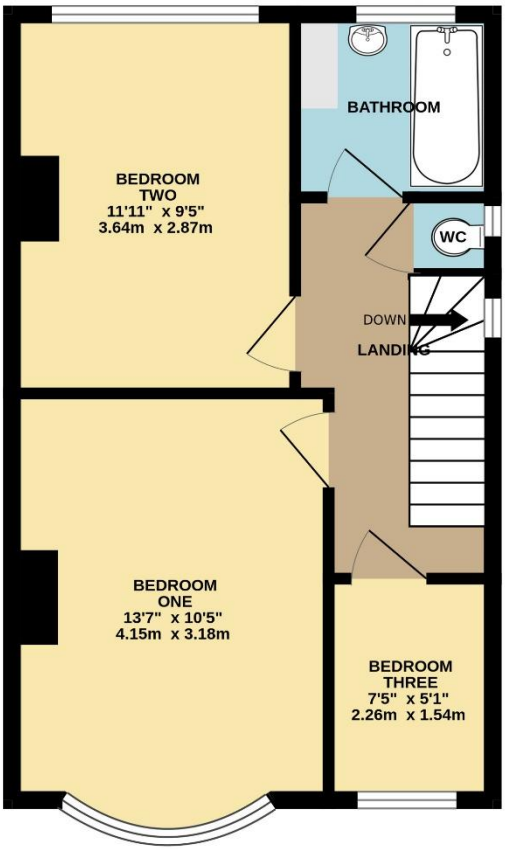
Floor Plan and EPC

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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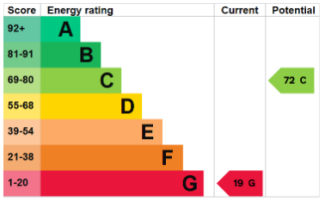

19, The Downs
Altrincham
Cheshire
WA14 2QD

www.jamesonandpartners.co.uk

info@jamesonandpartners.com

0161 941 4445 4.9 ★★★★★

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only, and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements