



Arderne Road, Timperley
Offers Over £300,000



HIBBERT
HOMES

SALES & LETTINGS

Arderne Road

Timperley, Greater Manchester

****NO ONWARDS CHAIN** **MODERNISATION AND DEVELOPMENT OPPORTUNITY****

Hibbert Homes is delighted to present this superb opportunity to modernise this three bedroom semi-detached house in a prime Timperley location. The property is in a state of disrepair, requiring full modernisation and improvement throughout, and perfect for extension/development subject to the relevant permissions.

Situated at the heart of prime residential Timperley, the property sits in an ideal family area with short walks to local amenities, including Timperley Village with its shops, cafes and restaurants, as well as Timperley Metrolink Station offering great links to Altrincham and Manchester City Centre. It also benefits from proximity to excellent Trafford schools.

The house itself presents a great opportunity for buyers looking to renovate for themselves, or to sell or rent onwards, with particularly high demand in the area ensuring a large audience in all markets.

The property is approached via a front garden with driveway providing off-road parking. To the rear is a south-facing garden laid mainly to lawn and bordered by woodlap fencing.





27 Arderne Road

Timperley, Altrincham

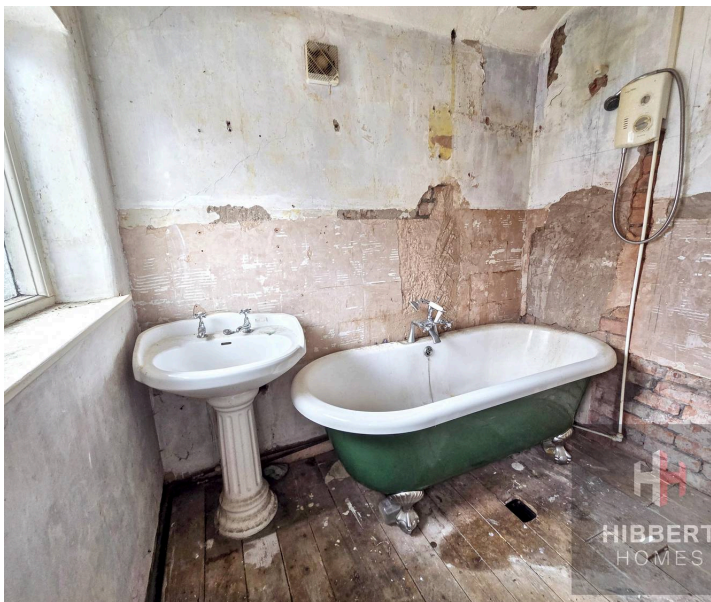
- NO ONWARDS CHAIN
- Full modernisation required
- No central heating currently
- Potential for extension/development (subject to relevant permissions)
- Highly sought-after location
- Short walk to Timperley Village and Metrolink Station
- South-facing rear garden
- Driveway parking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating:



Approx Gross Internal Area
68 sq m / 736 sq ft



Ground Floor
Approx 34 sq m / 366 sq ft

First Floor
Approx 34 sq m / 370 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

