



3 Fairfax Avenue, Timperley
Altrincham

Guide Price £415,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



3 Fairfax Avenue

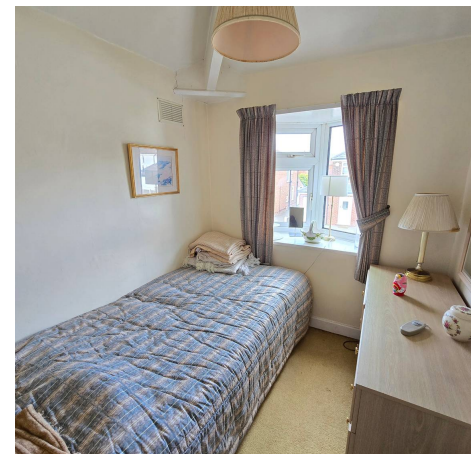
Timperley, Altrincham

NO ONWARD CHAIN. A delightful three-bedroom semi-detached home, ideally positioned in a desirable cul-de-sac location, just a short stroll from the vibrant Timperley village, where a variety of shops, sought after schooling, restaurants, and local amenities can be enjoyed. Offering well-balanced accommodation and excellent potential, this attractive property is perfectly suited to families, first-time buyers, or those looking to settle in a highly sought-after location, with scope for some modernisation to truly make it your own.

Council Tax band: C

Tenure: Leasehold

- NO ONWARD CHAIN
- WONDERFUL SEMI-DETACHED HOME
- DESIRABLE CUL DE SAC LOCATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- WALKING DISTANCE TO TIMPERLEY VILLAGE
- CONVENIENT REACH OF SOUGHT AFTER SCHOOLS
- GARDENS
- GARAGE



3 Fairfax Avenue

Timperley, Altrincham

The accommodation is well-proportioned throughout and offers fantastic potential to place your own stamp on a home. In brief, the ground floor comprises a welcoming entrance hallway leading to a bay-fronted dining room, a well-proportioned living room to the rear, and a fitted kitchen with access to the garden.

To the first floor, the property offers three well-sized bedrooms, a family bathroom, and a separate W.C., providing a practical layout for family living. While the property would benefit from a degree of modernisation, it presents an excellent opportunity for buyers to update and personalise to their own taste.

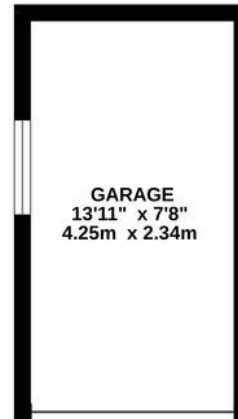
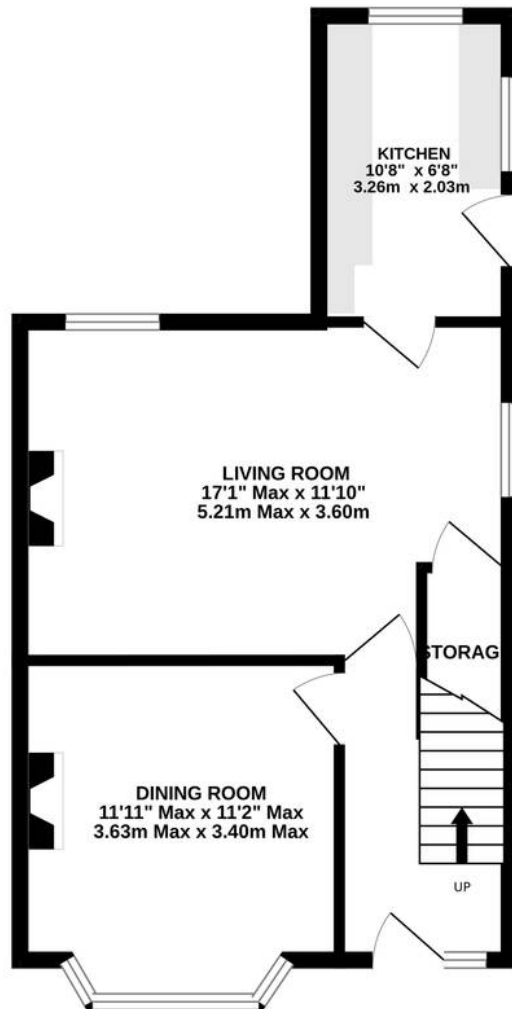
Externally, the property benefits from a driveway providing off-road parking and leading to a single detached garage positioned to the rear. The rear garden is mainly laid to lawn and enclosed via timber fence and hedge boundaries, offering a private outdoor space ideal for families or entertaining.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a home in a highly desirable location.

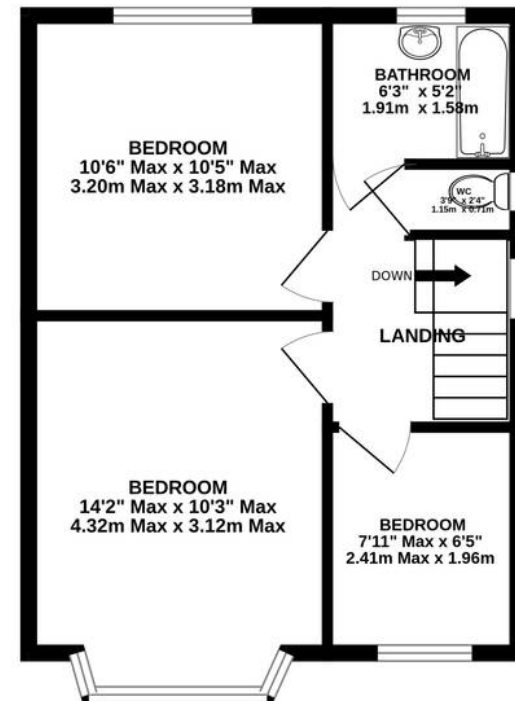
The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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