



*jordan* fishwick

ALTRINCHAM  
Fairview Road

**Fairview Road,  
Altrincham, WA15 7AR**

**Asking Price £725,000**



## The Property

Jordan Fishwick are delighted to offer for sale this impressive and substantially extended five/six bedroom semi-detached family home, ideally positioned within easy reach of Timperley village and within the catchment area of highly regarded local schools, including Wellington School.

Extending to approximately 2,343 sq ft, the accommodation begins with a welcoming porch leading to a spacious entrance hall. From here, there is access to a formal lounge, a versatile sitting room or sixth bedroom with en-suite shower room, and an impressive wrap-around, extended open-plan kitchen/dining area. Additional ground floor amenities include a cloakroom with WC and a separate family room or home office, which in turn provides access to the utility room.

The first floor comprises three well-proportioned double bedrooms, complemented by a newly fitted, contemporary four-piece family bathroom. The principal bedroom further benefits from a newly installed en-suite bathroom. The second floor offers two further double bedrooms and a generous gallery landing, enhanced by Velux windows that flood the space with natural light.

Externally, the property enjoys a west-facing, enclosed rear garden, predominantly laid to lawn and framed by mature, well-maintained hedges and established flower beds, with the added benefit of a patio area ideal for outdoor entertaining. To the front, there is ample off-road parking provided by a block-paved driveway, along with convenient side access to the rear garden.

## Directions

**WA15 7AR**



- Six Double Bedrooms
- Extended Semi-Detached
- Three Reception Rooms
- Newly Fitted Bathrooms Throughout
- Three Bathrooms - Principle Ensuite
- Downstairs W.C
- Freehold
- Utility Room
- Off Road Parking
- Enclosed Rear Garden



**Postcode - WA15 7AR**

**EPC Rating -**

**Floor Area - 2343.00 sq ft**

**Local Authority - Trafford**

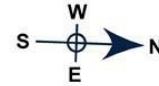
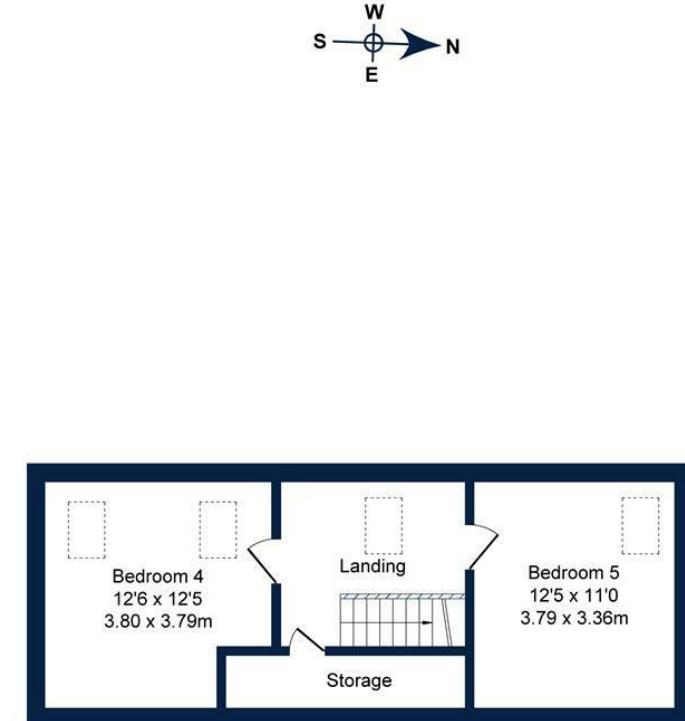
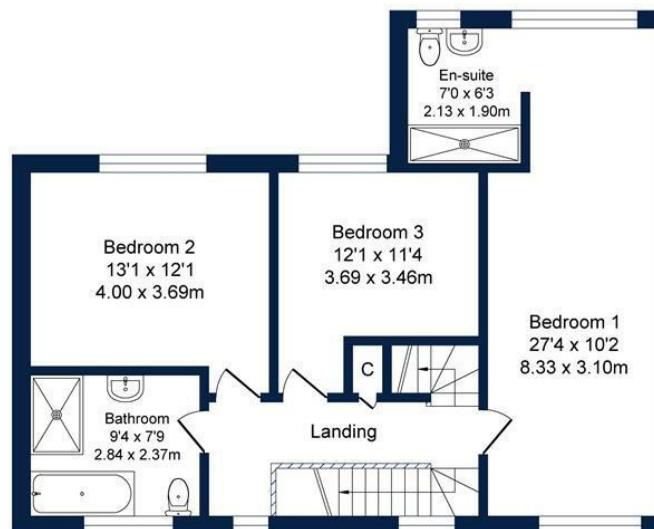
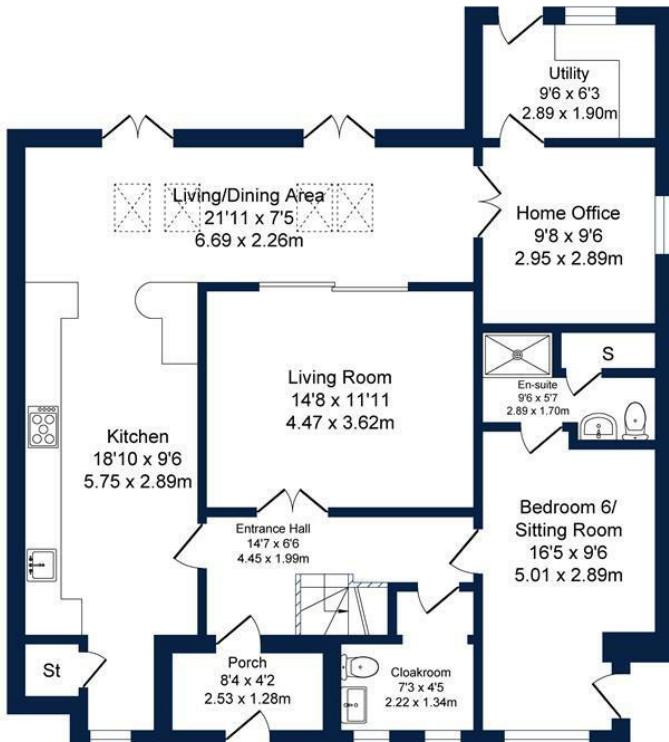
**Council Tax - E**



# Fairview Road, Timperley

## Total Approx. Floor Area 2343 Sq.ft. (217.7 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.



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