



*jordan fishwick*

**CHESHIRE**  
Hampton Grove



# Hampton Grove, Cheshire, WA14 5AW

Asking Price £580,000



## The Property

NO ONWARD CHAIN.

Jordan Fishwick are proud to market for sale this extended, modern four bedroom semi-detached property on Hampton Grove. Located in West Timperley this home is within walking distance of Timperley Tram stop which is linked to both Altrincham Town Centre and Manchester City Centre, and within catchment of highly regarded schools.

In brief, on the ground floor there is a porch with cloak area, entrance hall which provides access to lounge, sitting room, office/snug, downstairs W.C and extended open plan kitchen diner with breakfast island and bifold doors to rear garden. To the first floor there is a main bedroom with fitted wardrobes and ensuite shower room. There are two further double bedrooms and single bedroom, which are serviced by a four-piece family bathroom.

Externally, and to the rear, there is a private patio area and lawned garden which is enclosed with a south facing aspect. To the front there is off road parking via the driveway which is gated.

Viewings are strongly recommended to appreciate this good sized and versatile family home.

## Directions

WA14 5AW



- No Onward Chain
- Four Bedroom Semi-Detached
- Open Plan Kitchen Diner
- Lounge and Sitting Room
- Office/ Snug
- Downstairs W.C
- Main Bedroom Ensuite
- Four Piece Bathroom
- Gated Off Road Parking
- Freehold

Postcode - WA14 5AW

EPC Rating - C

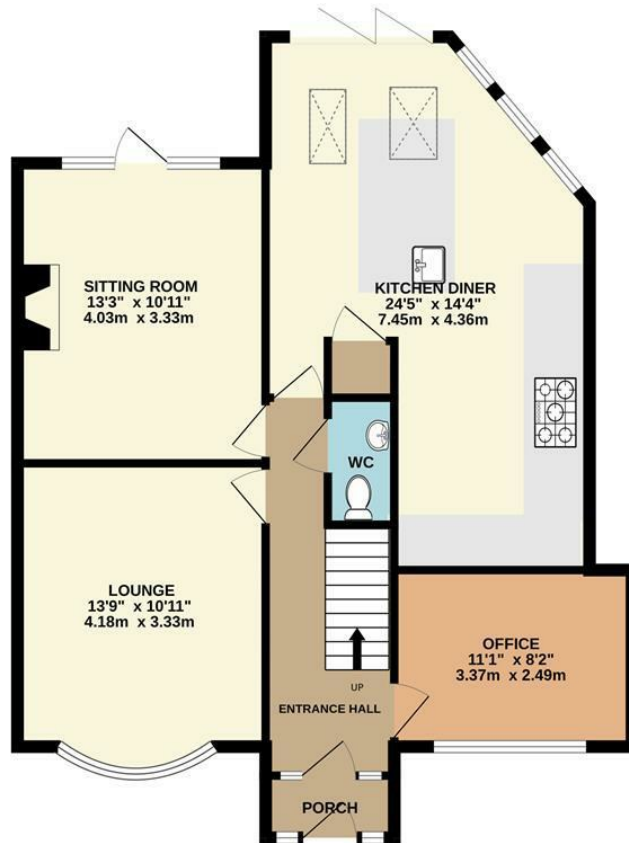
Floor Area - 1562.00 sq ft

Local Authority - Trafford

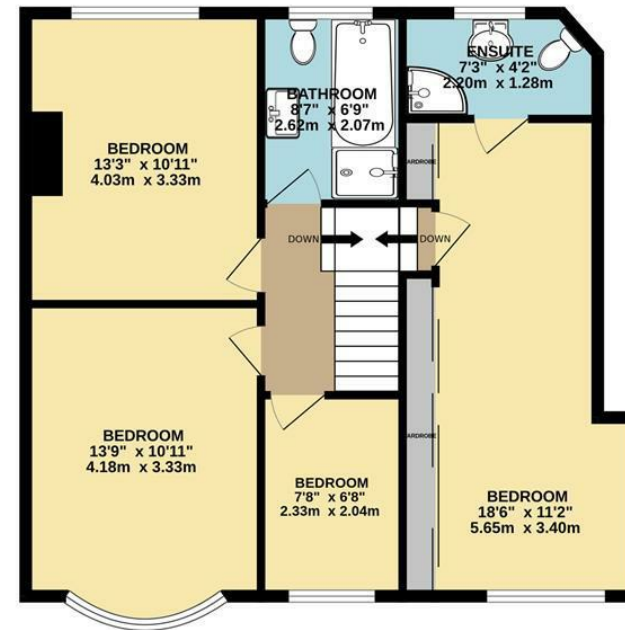
Council Tax - D



GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1562 sq.ft. (145.1 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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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

0161 929 9797

hale@jordanfishwick.co.uk  
www.jordanfishwick.co.uk