



*jordan fishwick*

**TIMPERLEY**  
Alberbury Avenue



# Alberbury Avenue, Timperley, WA15 7LJ

Offers In Excess Of £350,000



## The Property

A completely renovated three bedroom/ two bathroom end terrace situated on a quiet Cul-de-sac. No Onward Chain

This well-appointed property delivers an abundance of space and light throughout, ideal for those with growing families. The property consist of the ground floor, the entrance hall, spacious lounge, modern fitted kitchen/dining area which opens onto the rear gardens.

To the first floor has two double bedrooms, the principle with a modern en-suite shower room and a further single bedroom. A completely renovated family bathroom finishes off the first floor.

Externally you have driveway parking for one car, a paved and landscaped garden to the rear.

## Directions

WA15 7LJ



Map data ©2026 Google

- No onward chain
- Cul-de-sac location
- Three bedroom
- Off road parking
- South facing rear garden
- Modernised throughout
- Freehold
- Main bedroom ensuite
- Family bathroom

Postcode - WA15 7LJ

EPC Rating - C

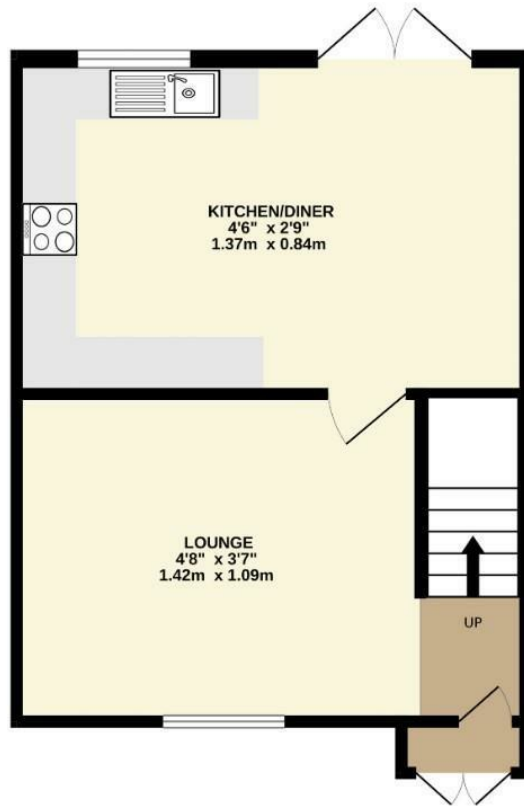
Floor Area - 840.00 sq ft

Local Authority - Manchester

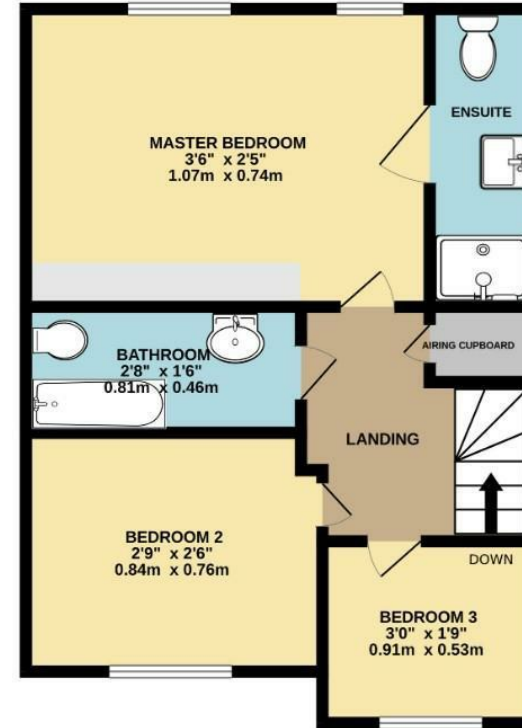
Council Tax - D



GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 840sq.ft. (78.0 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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