



*jordan* fishwick

ALTRINCHAM  
Sandileigh Avenue



## The Property

POTENTIAL FOR NO ONWARD CHAIN. Jordan Fishwick are proud to present for sale this extended three bedroom semi-detached property located within walking distance of Altrincham town centre, local parks, local transport links, amenities and within catchment of highly regarded schools.

Internally, to the ground floor, the house boasts an entrance hall, bay fronted lounge diner, sitting room and extended modern kitchen. To the first floor there are two double bedrooms with fitted wardrobes and single bedroom. The family bathroom is a four piece suite. There are also shutters throughout the property.

Externally the rear garden is enclosed and south facing with a lawned area bordered by flower beds and there is also decking area, paved patio and access to the detached garage. To the front there is paved off road parking and gated access to the rear garden.

Viewings are strongly advised.

## Directions

WA15 8AR



**Sandileigh Avenue,  
Altrincham, WA15 8AR**

Offers In Excess Of £520,000



- Offering No Onward Chain
- Extended Three Bedroom Semi-Detached
- South Facing Rear Garden
- Off Road Parking
- Council Tax - C - £1,887 p.a.
- Freehold
- Detached Garage
- Walking Distance to Altrincham Town Centre
- Catchment for Highly Regarded Schools
- Four Piece Family Bathroom



**Postcode - WA15 8AR**

**EPC Rating - C**

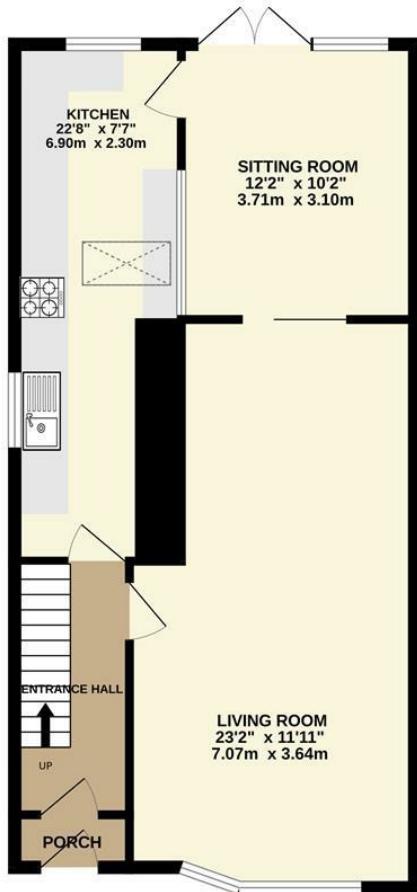
**Floor Area - 1080.00 sq ft**

**Local Authority - Trafford**

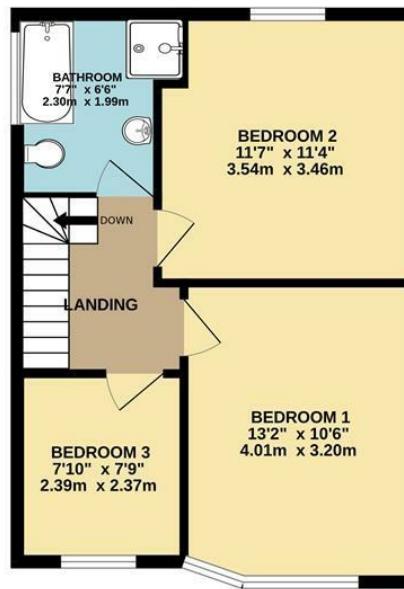
**Council Tax - C**



GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq ft (100.8 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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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