



*Jordan* fishwick

ALTRINCHAM  
Colebrook Road



## Colebrook Road, Altrincham, WA15 6NW

£579,950



### The Property

Jordan Fishwick are delighted to present this impressive three bedroomed bay fronted detached property situated a stones throw away from Timperley Village, offering modern and bright living accommodation throughout. Within walking distance to Timperley's local amenities such as cafes, bars, restaurants and convenience stores. A key attraction for families with children is the proximity to popular local primary and secondary schools. In brief the property comprises: Entrance hallway, two separate reception rooms and a galley style kitchen to the rear. To the first floor are two double bedrooms, one further single bedroom and a family bathroom. To the front of the property is a driveway suitable for multiple vehicles whilst there is a detached large garage which is accessed via the driveway. To the rear of the property is an approximately 100ft private garden which has been well maintained by the current owners and is bordered by timber fencing and mature trees. Viewings of this property are highly recommended.

### Directions

WA15 6NW



- Detached Property
- Off-Road Parking
- Local Schools Catchment Area
- Large Garden
- EPC Rating D
- Council Tax Band C
- Detached Garage

Postcode - WA15 6NW

EPC Rating - D

Floor Area - 1007.00 sq ft

Local Authority - Trafford

Council Tax - C



GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1006sq.ft. (93.5 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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