

99Home Ltd.

99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

4 Bed Detached In Attenburys Lane Timperley, Altrincham, WA14 5QN £575,000





SHORT DESCRIPTION

Property Ref: 10696 EXCITING INVESTMENT, RENOVATION OPPORTUNITY: PRIME ALTRINCHAM LOCATION A rare opportunity to acquire a substantial 4-bedroom detached freehold home in a private cul-de-sac setting on Attenburys Lane, within the catchment area for some of the best and most highly regarded schools in Altrincham Offering approximately 1,441 sq ft, the property requires modernisation and renovation, making it an excellent opportunity for investors, builders and developers, or a family wanting to create a home entirely to their own specification The accommodation currently provides four bedrooms, two bathrooms, spacious open-plan living, dining space, kitchen, utility room, downstairs WC and an integral garage. Outside is a large west-facing rear garden, driveway and off-road parking. The property also offers excellent potential to extend or reconfigure, subject to the necessary planning permissions, which could further enhance its value. Ideally positioned close to Altrincham, Timperley Metrolink, Bridgewater Canal, excellent schools and major transport links. Key Features Large 4-bedroom detached family home Prime Altrincham school catchment Renovation, development opportunity Approx. 1,441 sq ft Large west-facing rear garden Potential to extend (STPP) Integral garage & driveway Quiet, private cul-de-sac position Ideal for investors, builders or owner-occupiers Freehold & chain-free A property with significant potential in a highly sought-after location - ideal to renovate, extend, resell or create your perfect family home. Early viewing is strongly recommended. Property Type: Detached Full selling price: £575000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: F EPC rating: C Measurement: 1270.141 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Garage, Driveway Heating Type: Double Glazing, Gas Possession of the property: Self-occupied -----

4

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

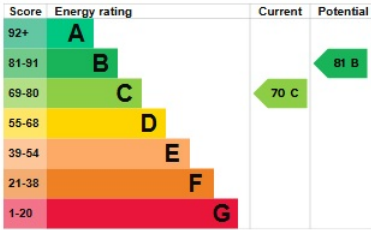
Property type	Detached house
Total floor area	118 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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