

Hawthorn Avenue, Altrincham, WA15 6TR



A THREE BED MID TERRACED PROPERTY comprising a large entrance hallway leading into a spacious, open-plan living area, with the living room offering a warm inviting space for modern living and has a feature centre fireplace. The kitchen is a fully fitted kitchen with integrated appliances including fridge/freezer and double oven and leads to a rear garden with a patio and small lawned area. To the first floor you will find the master bedroom with fitted wardrobes, and two further double sized bedrooms. A family bathroom holding the bath and shower and a separate WC. The property is situated close to local transport, the house is also within walking distance of Timperley's tram station or bus routes, offering easy access to Altrincham, Manchester city centre, and other areas. The area is well-connected, with convenient access to local amenities like shops, parks, and schools. Council Tax Band C. A SOUGHT AFTER AREA AND PROPERTY.

Asking Price £425,000

ENTRANCE HALLWAY

Entering through the property via a wooden front door with glass panels, into the long galley hallway with laminate flooring and wall mounted radiator. Stairs to the first floor and landing area and a wall mounted centre light fitting.

RECEPTION ROOM/LOUNGE

14'8" (4m 47cm) X 11'3" (3m 42cm)

A wooden door into a really good sized living room with laminate flooring and upvc double glazed windows to the front. A wall mounted radiator and centre light fitting. This room holds all the original features of a period property including the original dado rails and high ceilings.



DINING AREA

15'4" (4m 67cm) X 9'4" (2m 84cm)

A separate dining room with laminate flooring, wall mounted radiator upvc double glazed window and centre light fitting.



KITCHEN

16'9" (5m 10cm) X 10'5" (3m 17cm)

A spacious kitchen comes off the hallway with a range of wall and base units and integrated appliances including a double oven and fridge freezer. The flooring is vinyl and there are centre light fittings. There is plenty of space for a dining table and chairs and this room is very bright as it has dual upvc double glazed windows to the side and back and a upvc double glazed door to the rear of the property.



STAIRS AND LANDING

Stairs to the first floor which are carpeted and lead to a large landing area with doors to all rooms, a wall mounted radiator is found on the top of the landing and a centre light fitting. There is also useful storage cupboard before the master bedroom.

MASTER BEDROOM

13'7" (4m 14cm) x 11'9"

The master bedroom lets in lots of light with it's dual aspect upvc double glazed windows making this a bright and airy room with fully fitted wardrobes. There is a wall mounted radiator and laminate flooring and a centre light fitting.



BEDROOM 2

12'5" (3m 78cm) X 9'5" (2m 87cm)

Another double bedroom, with laminate flooring, upvc double glazed window, wall mounted radiator and centre light fitting.

BEDROOM 3

9'0" (2m 74cm) X 8'3" (2m 51cm)

The smallest room is still big enough to get a double bed in it, has laminate flooring, fitted wardrobes and a upvc double glazed window in the room. There is a centre light fitting and wall mounted radiator.

WC

6'6" (1m 98cm) X 2'5" (73cm)

A separate toilet with frosted upvc double glazed window and vinyl flooring.

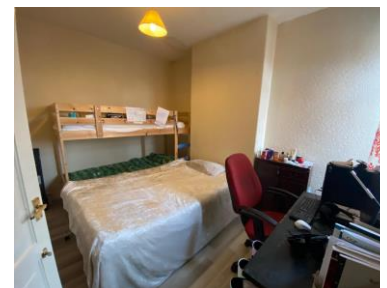
BATHROOM

6'6" (1m 98cm) x 5'0" (1m 52cm)

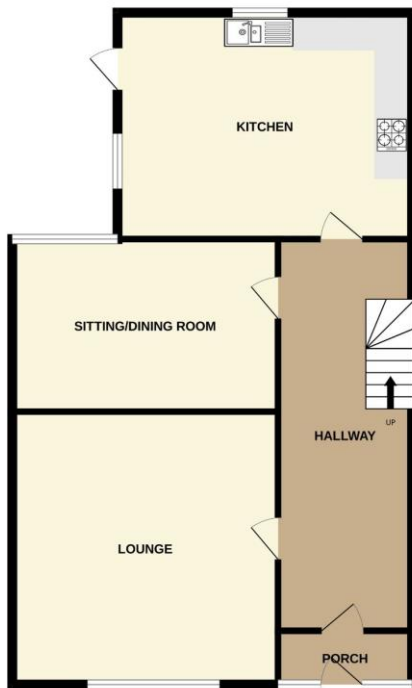
A compact bathroom with a bath, shower, hand basin and upvc frosted window. Vinyl flooring, part tiled walls, wall mounted radiator and mirror and a centre light fitting.

GARDENS TO THE REAR

To the front is a small garden with side fence and front wall and to the rear is a lawned garden, outside shed and patio area. Parking is on the street.



GROUND FLOOR



1ST FLOOR



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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