



**23 Main Road, Shavington, CW2 5DY**  
**£262,650**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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We are delighted to offer for sale this well presented detached house located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a contemporary kitchen with modern units. Items of note include a contemporary bathroom and French doors to rear. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, 2nd reception room, kitchen. There are 2 double bedrooms plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front.

Tenure - Freehold  
Council Tax - Band C

The property comprises.

### Ground Floor

#### Entrance Hall

With fitted flooring.

**Lounge 12'4" (max) x 12'0" (max) (3.77 (max) x 3.66 (max))**

With fitted flooring.

**Second Reception Room 15'8" x 12'11" (4.78 x 3.94 )**  
With patio doors for access to rear plus fitted flooring.

**Kitchen 14'6" (max) x 7'10" (max) (4.44 (max) x 2.39 (max))**

Having a comprehensive range of modern wall and base units with complimenting laminate worktops. The integrated appliances include an oven, hob ,hood, fridge freezer and dishwasher plus tiled walls.

**WC 7'4" (max) x 2'4" (max) (2.25 (max) x 0.73 (max))**  
Modern white sanitary ware, tiled walls and fitted flooring.

### First Floor

#### Landing

With fitted flooring.

**Bedroom 1 15'8" (max) x 12'0" (max) (4.78 (max) x 3.66 (max))**

**Bedroom 2 12'11" (max) x 12'8" (max) (3.94 (max) x 3.87 (max))**

**Bathroom 9'4" (max) x 7'9" (max) (2.85 (max) x 2.37 (max))**

Modern white sanitary ware, tiled walls and shower with screen to bath.

### External

There are well presented and upgraded gardens. There is off road parking to the front.

