



**The Niche, Attenburys Lane, Altrincham,
Timperley, WA14**

Offers Over: £400,000

Freehold

The Niche, Attenburys Lane, Altrincham, Timperley, WA14

WOW STOP SCROLLING AND TAKE A LOOK AT THIS BEAUTIFUL TWO DOUBLE BEDROOM HOME!! An absolute hidden gem and a truly unique home located on the popular Attenburys Lane, Timperley.

You approach this stunning period cottage via a cobbled road at the end of Attenburys Lane, a fantastic location close to an abundance of amenities including the Metrolink, motorway networks whilst also being close to Timperley Village, Sale Town Centre and Altrincham. Close to well-regarded schools and within walking distance to several green spaces and the canal for those weekend walks.

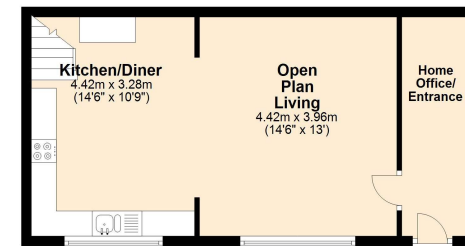
The home itself is accessed via a paved driveway providing off road parking for a couple of vehicles. You enter this beautiful property into a spacious entrance hall/ home office. The main living space is open plan and offers an amazing space for relaxing and entertaining. With a well-proportioned living space lit via a large window to the front elevation, open into the kitchen diner. The kitchen is fitted with a modern range of base and eye level units with work surfaces over and a range of integral and free standing appliances. There is plenty room for a large dining table and chairs.

The first floor is home to TWO DOUBLE bedrooms, both with space for free standing furniture. The family bathroom is furnished with a three-piece suite comprising bath with shower over, wash hand basin and WC.

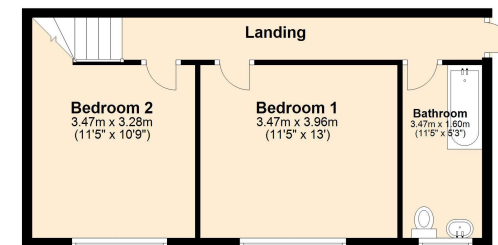
Externally there is a garden area to the right of the driveway which is laid to lawn with storage under the stairs. A lovely area for alfresco dining with friends.

- Freehold
- EPC TBC
- Council Tax Band C

Ground Floor
Approx. 39.0 sq. metres (420.2 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.9 sq. feet)



Total area: approx. 79.0 sq. metres (850.1 sq. feet)





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.