



St. Marks Avenue, Altrincham, Trafford, WA14

Offers Over: £525,000

Freehold

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Located on the ever-popular St Marks Avenue in Altrincham, this attractive three-bedroom semi-detached home offers well-balanced accommodation ideal for families and professionals alike.

As you approach the property, you are greeted by a private driveway providing off-road parking, alongside a lawned front garden framed by established hedge boundaries, creating a welcoming first impression. Stepping inside, the entrance hall offers practical space for coats and shoes and sets the tone for the rest of the home.

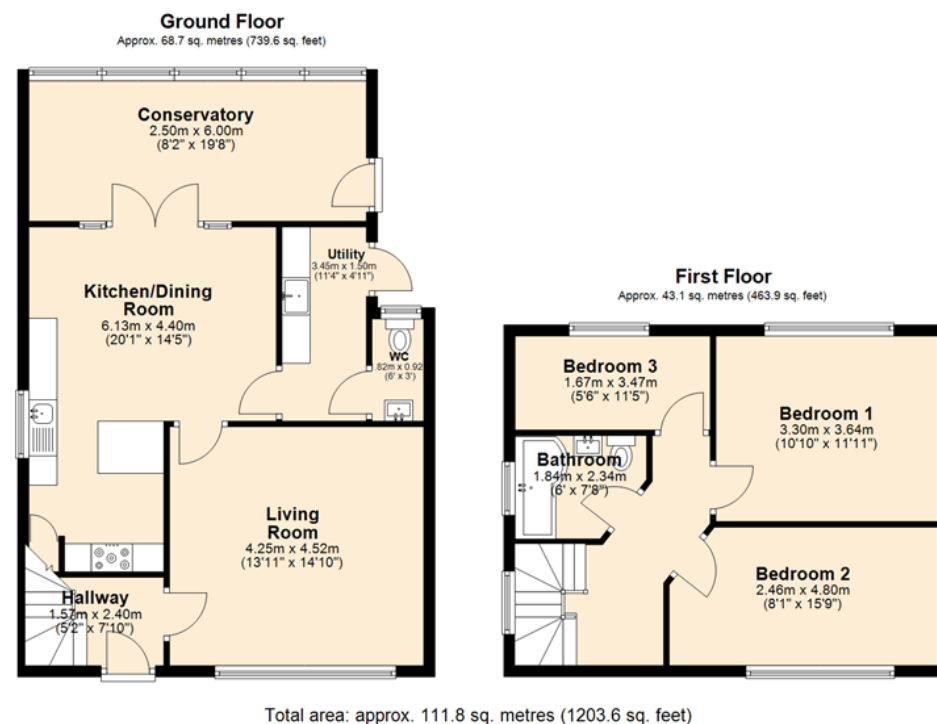
To the right of the hallway is a bright and airy living room, featuring a charming open fire with cast iron surround as a focal point. The room is finished with wood flooring and benefits from excellent natural light.

To the rear of the ground floor is a spacious open-plan kitchen diner, perfect for modern family living. The kitchen is fitted with a contemporary range of base and eye-level units and incorporates a mix of integral and free-standing appliances. There is ample space for a dining table and chairs, while patio doors open into the conservatory, allowing views and access to the rear garden. Completing the ground floor is a useful utility room and a downstairs WC, adding to the home's practicality.

The first floor hosts three generous bedrooms, each offering comfortable accommodation suitable for family living, guests, or home working. The bedrooms are served by a modern bathroom fitted with a white suite.

Externally, the rear garden is mainly laid to lawn with a paved patio area, ideal for outdoor dining, children's play, or relaxing during the warmer months. The garden offers a good degree of privacy.

St Marks Avenue is ideally positioned within Altrincham, offering a wide selection of independent shops, supermarkets, cafes, bars, and restaurants, alongside the popular Altrincham Market. The area benefits from excellent transport links, including the Metrolink and train services, providing easy access to Manchester city centre and surrounding areas, while nearby green spaces and parks add to the appeal for families.



- Freehold
- EPC Grade C
- Council Tax Band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

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