



ASHWORTH HOLME
Sales · Lettings · Property Management



21 BEESTON AVENUE, WA15 7RU
£450,000



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DESCRIPTION

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS TRADITIONAL BAY-FRONTED THREE-BEDROOM SEMI-DETACHED HOME, SET WITHIN A SOUGHT-AFTER TREE-LINED SETTING CLOSE TO ALTRINCHAM TOWN CENTRE, BOASTING EXCELLENT DEVELOPMENT POTENTIAL.

Situated in a highly sought-after location within walking distance of Altrincham Town Centre, this well-maintained three-bedroom semi-detached home offers an excellent opportunity to personalise and modernise. The property is set on a picturesque tree-lined road, offering a peaceful yet convenient setting with easy access to transport links, shops, and local amenities.

This home is ideally positioned for families, being close to Wellington Road Secondary School and within easy reach of Altrincham's highly regarded grammar schools.

The welcoming entrance hallway leads to a spacious lounge, a downstairs WC, a separate dining room, and a fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a shower room. The property benefits from gas central heating and double glazing throughout.

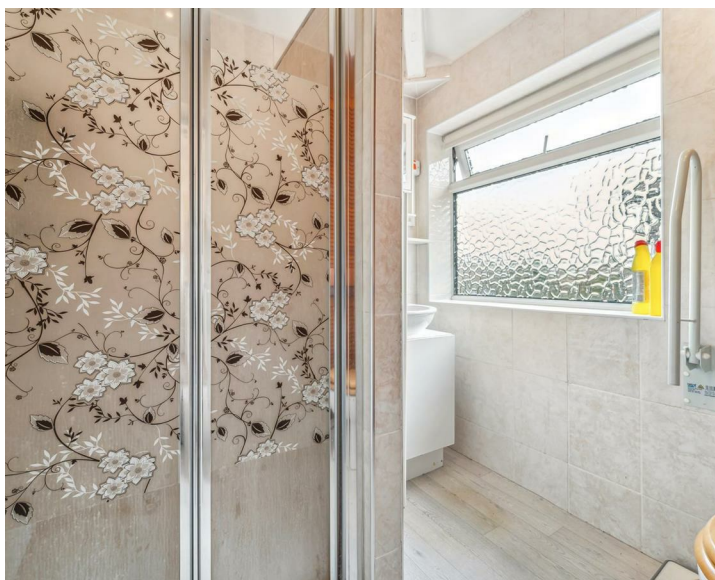
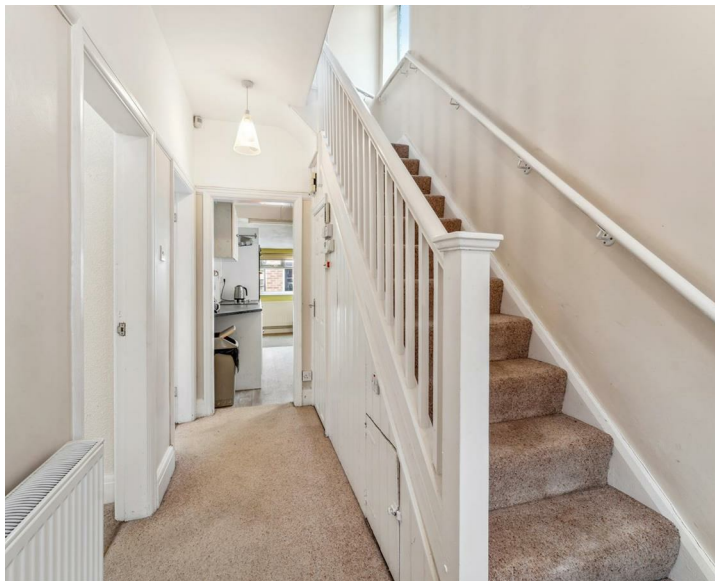
Externally, the generous rear garden is mainly laid to lawn with an initial patio area. A standout feature is the large garage, offering excellent storage or potential for conversion. A driveway provides ample off-road parking.

Offered for sale with NO ONWARD CHAIN, this is a fantastic opportunity to secure a family home with huge development potential in a prime location. FREEHOLD.

KEY FEATURES

- Traditional Bay-Fronted Semi-Detached Home
- Walking Distance to Altrincham Town Centre
- Three Well-Proportioned Bedrooms
- Generous Gardens & Ample Off-Road Parking
- Highly Sought-After Tree-Lined Location
- Spacious Lounge & Separate Dining Room
- Garage with Conversion Potential
- Offered with No Onward Chain - Freehold

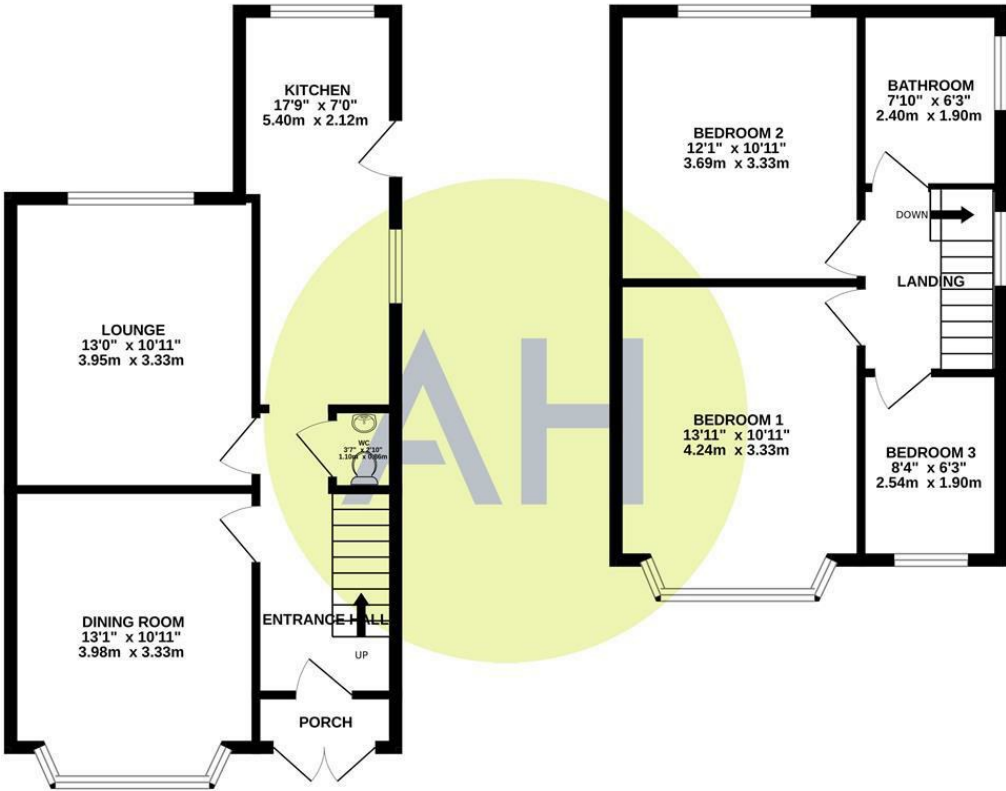






GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.

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.

Made with Metropix C2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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