



*jordan* fishwick

ALTRINCHAM  
Kensington Gardens



# Kensington Gardens, Altrincham, WA15 9DP

Asking Price £1,250,000



## The Property

Kensington Gardens A well presented four-bedroom family home with a South Westerly facing garden in only a moments walk into Hale village centre

Recently renovated the property boasts approx.. 2500 Sqft of spacious living accommodation. (Inc Garaging)

In brief the property comprises; Spacious entrance hallway with an updated downstairs WC and front facing living room with a bay window. Onwards to a large lounge/diner with two sets of French doors overlooking the patio area and garden. Newly fitted kitchen with top of the range integrated appliances and a breakfast bar attached to the larder area. Finally, a separate utility room/prep kitchen with access to the patio area finish off the spacious ground floor.

To the first floor you have four double bedrooms, two with en-suite bathrooms one being a brand new four-piece suite and an additional family shower room.

Externally you have a South Westerly facing landscaped garden, driveway parking from both Kensington Gardens and Bower Road with the addition of a large garage which could be converted (STP). A property not to be missed.

## Directions

WA15 9DP



- 4 Double Bedrooms
- 3 Bathrooms
- DWC
- Council Tax Band G
- EPC Rating D
- South Facing Enclosed Rear Garden
- 2 Seperate Driveways
- Detached Garage With Potential To Convert
- Detached Family Home
- Potential For No Onward Chain

Postcode - WA15 9DP

EPC Rating - D

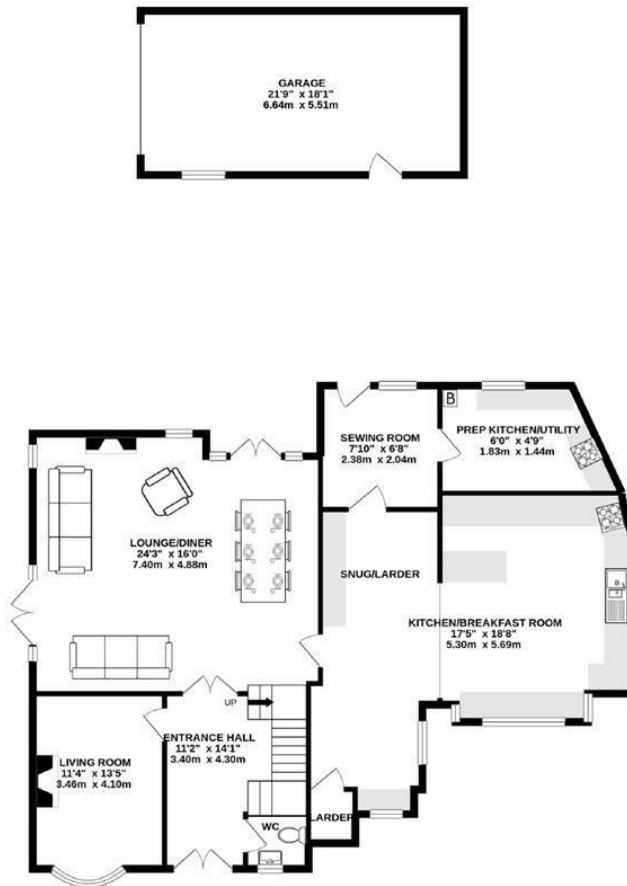
Floor Area - 2457.00 sq ft

Local Authority - Trafford Council

Council Tax - G



GROUND FLOOR  
1385 sq.ft. (128.7 sq.m.) approx.



1ST FLOOR  
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 2457sq.ft. (228.3 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.  
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