



**Ellesmere Road, ALTRINCHAM, Trafford, WA14**

**Offers Over: £500,000**

*Freehold*

# Ellesmere Road, ALTRINCHAM, Trafford, WA14

This beautifully presented three-bedroom home on Ellesmere Road offers stylish and contemporary living just a short distance from Altrincham town centre. Approached via a gated entrance, the property benefits from a low-maintenance front garden with a paved pathway leading to both the front door and side access, creating an inviting first impression.

Upon entering, you are welcomed into a tastefully decorated entrance hall, complete with a useful understairs storage cupboard. The front living room is a warm and elegant space, enhanced by a bay window fitted with plantation shutters, allowing for plenty of natural light while maintaining privacy.

To the rear of the property, the home opens up into a stunning open-plan kitchen, dining, and living area, perfect for modern family life and entertaining. The kitchen is fitted with a range of base units and integral appliances, including a double oven, induction hob, extractor, and dishwasher, alongside space for a freestanding fridge freezer. A central island with quartz work surfaces provides both a practical workspace and a social focal point. The living and dining area is flooded with natural light from three Velux windows, sliding patio doors, and a striking floor-to-ceiling rear window, all complemented by stylish LVT flooring.

Further ground floor accommodation includes a convenient utility room with space for appliances and housing the property's boiler, along with a door to the side elevation. A downstairs WC completes the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom is positioned to the front and features fitted wardrobes and plantation shutters. A second double bedroom to the rear also benefits from fitted wardrobes and a dressing table area. The third bedroom is a generously sized small double, again with fitted storage. The family bathroom is fitted with a modern three-piece suite, including a bath with shower over, WC, wash hand basin, and a contemporary radiator.

Externally, the rear garden is enclosed and designed for low maintenance, featuring an artificial lawn ideal for year-round use. A standout feature is the detached garage, which has been thoughtfully converted into a bar area while retaining the original up-and-over door. There is also gated access leading to off-road parking.

- Freehold
- EPC Grade TBC
- Council Tax Band C



Total area: approx. 113.6 sq. metres (1222.6 sq. feet)





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### Disclaimer

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