



ASHWORTH HOLME
Sales · Lettings · Property Management



71 BROOK LANE, WA15 6RZ
£450,000



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DESCRIPTION

"SOUTH VIEW" IS A HIGHLY ATTRACTIVE AND BEAUTIFULLY PRESENTED PERIOD SEMI-DETACHED FAMILY HOME, offering characterful accommodation arranged over two floors, three bedrooms, two reception rooms, off-road parking and a delightful courtyard garden.

The property has been stylishly presented throughout whilst retaining a wealth of period charm, including stripped floorboards, ceiling cornices, picture rails, high skirting boards and a cast iron solid fuel burner.

The ground floor provides a particularly appealing arrangement of living space, with a welcoming entrance hallway, bay-fronted living room and adjoining dining room, creating two generous and versatile reception areas. To the rear is a modern fitted kitchen with white high-gloss cabinetry and integrated appliances, together with a useful utility area and downstairs WC. To the first floor are three bedrooms, including a generous principal bedroom with fitted wardrobes, together with a modern family bathroom. Externally, the property benefits from a block-paved driveway providing off-road parking & complete with EV charger. To the rear is an attractive low-maintenance courtyard garden with paved seating areas and a summer house.

The location is highly convenient, with local shops available nearby on Deansgate Lane, Navigation Road Metrolink station within approximately half a mile and Altrincham town centre around one mile away, offering an excellent range of shops, restaurants, bars and amenities. The property also falls comfortably within the catchment area for the highly sought-after Wellington School and The Willows Primary School, both of which are highly regarded and within easy walking distance.

KEY FEATURES

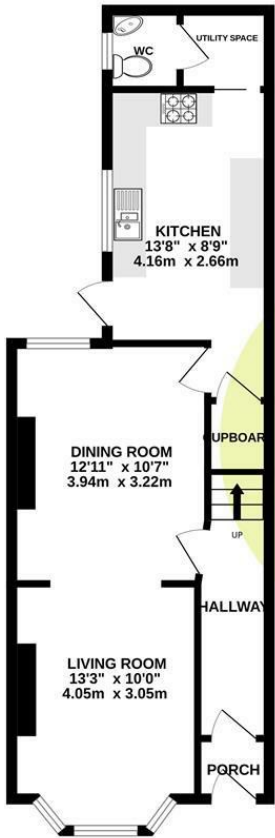
- Attractive period semi-detached home
- Catchment for Wellington & The Willows
- Wealth of period features
- Off-road parking & EV Charger
- No onward chain
- Beautifully presented throughout
- Two separate reception rooms
- Modern kitchen, utility and WC
- Delightful courtyard garden
- Freehold



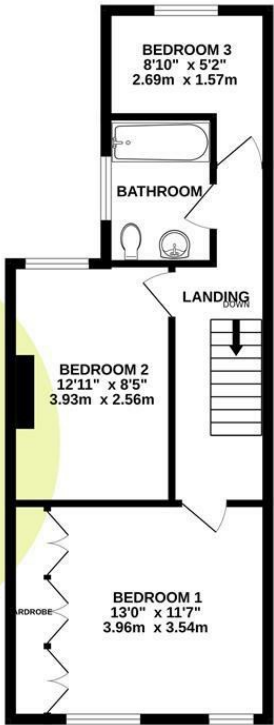




GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

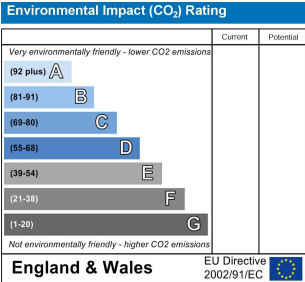
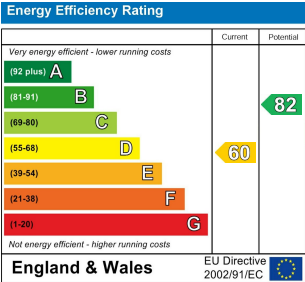


1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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ASHWORTH HOLME

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