



Linden Avenue | | Altrincham | WA15 8HA

Offers over £500,000



SHEPPARD & CO

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- A truly stunning period terrace home
- Quiet cul de sac location
- Through living and dining room
- Contemporary kitchen and bathroom
- Basement level for storage
- South facing rear courtyard garden
- Walking distance to Altrincham
- Catchment to the areas finest schools

Beautifully renovated and impeccably presented throughout, this elegant three-bedroom period terrace effortlessly combines original character with stylish contemporary living. Positioned within a peaceful cul-de-sac, just a five-minute walk from the heart of Altrincham, the property enjoys an enviable location close to the town's excellent amenities and Metrolink.

The accommodation in brief comprises a welcoming entrance hall with a striking traditionally tiled floor and attractive stained-glass front door. The impressive open-plan living and dining room provides a superb space for both everyday living and entertaining, with newly installed sash windows, bespoke fitted cabinetry and a stylish glass partition allowing natural light to flow through the space.

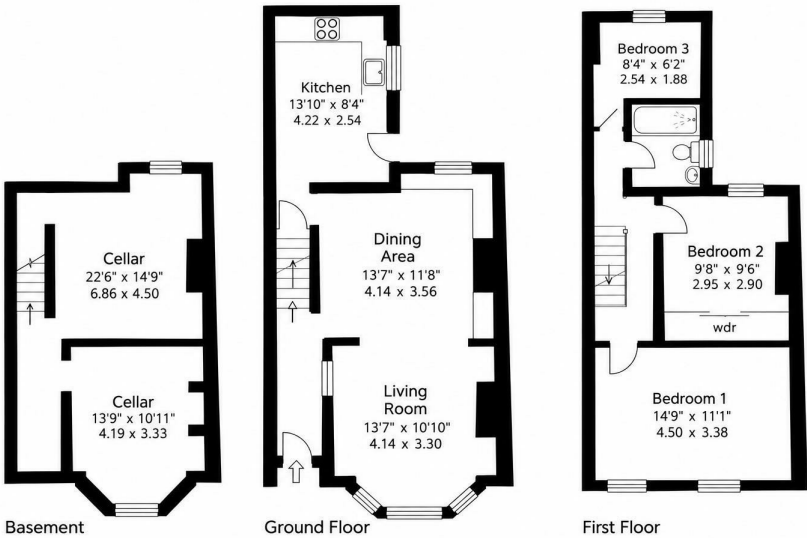
The contemporary kitchen is beautifully appointed with integrated appliances and generous worktop space, whilst further improvements include new flooring and carpets throughout, a recently installed boiler and high-quality finishes.

At first floor level are three generous bedrooms, with the principal and second bedrooms benefiting from extensive fitted wardrobes. A beautifully appointed shower room with Porcelanosa tiling completes the accommodation.

The property also benefits from a useful cellar offering excellent storage and potential for conversion, subject to the necessary consents, together with a fully boarded loft providing further storage.

The location is a real highlight, with Altrincham town centre, the Metrolink and railway station, highly regarded local schools, leisure facilities, Altrincham Golf Club and a number of parks and green spaces all within easy walking distance.

A beautifully renovated period home combining character, style and an exceptional location, with further potential and every Altrincham has to offer on the doorstep.



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	

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