



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# The Coach House, 7 Cedar Avenue

Altrincham, WA14 2QR



£1,100,000

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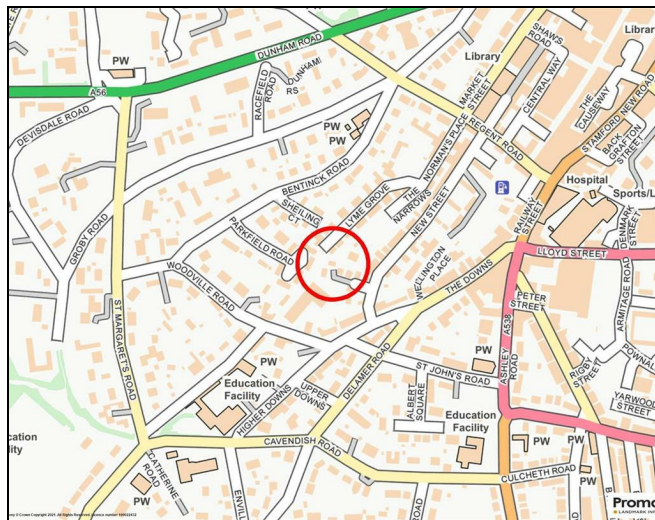
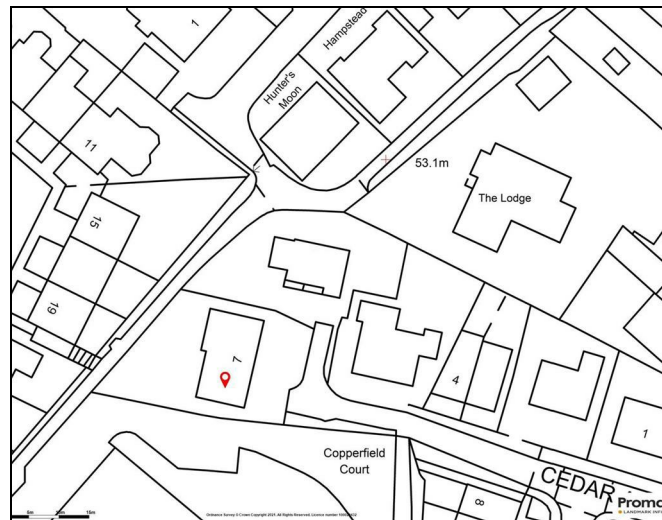
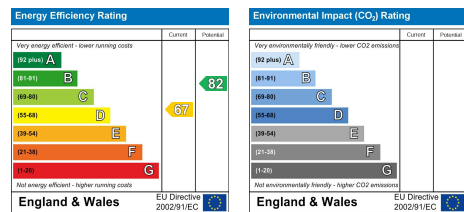


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# Overview

A BEAUTIFULLY PRESENTED, UPDATED, EXTENDED AND IMPROVED DETACHED BUNGALOW LOCATED AT THE HEAD OF A PEACEFUL CUL-DE-SAC WITHIN A MOMENTS WALK OF ALTRINCHAM TOWN CENTRE AND THE METROLINK. 1915SQFT

Porch. Hall. 385sqft Living Room. 400sqft Live In Dining Kitchen. Utility. Three Double Bedrooms. Loft Room/Study Area. Three Bath/Shower Rooms. Gated Driveway. Attractive Gardens. Garden Room. No Chain!



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

An impressive and comprehensively updated, extended and improved Detached Bungalow, uniquely positioned at the head of this peaceful cul-de-sac located within a moments' walk of Altrincham Town Centre, the historic Market Quarter, its facilities and the Metrolink.

Indeed, it is almost unheard of to find a property of this type in this Town Centre location and as such, would make the perfect downsize home and a genuine alternative to apartment living.

The property has been remodelled to provide superbly styled accommodation extending to approximately 1915 square feet, including the Garden Room and Loft and enjoys a gated Driveway entrance and a maturely stocked, enclosed Garden to the rear affording a good degree of privacy.

All the rooms are beautifully proportioned throughout with the Entrance Porch opening into a Hall with beautiful Herringbone flooring which continues through to the Living Room and Kitchen, all with underfloor heating. Glazed double doors lead into the impressive 385 square foot Living Room, with a bay window to the front and fireplace feature. Further glazed double doors lead into the:

400 square foot Live In Dining Kitchen. This impressive room features folding doors giving access to and enjoying aspects of the Gardens and has a vaulted ceiling with inset Velux skylight windows. The Kitchen Area is fitted with an extensive range of shaker style units arranged around a central island unit incorporating breakfast bar and has integrated appliances to include Neff double ovens/combination microwave, dishwasher, fridge and freezer units. Two sets of bi-folding doors give the option of Indoor/Outdoor living.

From here, there is access to a useful fitted Utility Room.

There are Three excellent Double Bedrooms served by Three Bath/Shower Rooms, two being En Suite with the Principal Bedroom enjoying French doors giving access to and enjoying aspects of the Gardens.

The Family Bathroom is stunning with free-standing Jacuzzi bath, a wet room style open shower area, and twin wash hand basins.

In addition to these Bedrooms, a remote-control-operated retractable set of stairs leads off Bedroom Three to an Upper Floor Home Study Area with gable-end window. From here, there is access to additional, extensive Loft storage space which provides excellent potential to convert further into additional living accommodation subject to any necessary consents.

Externally, the remote-control gated Entrance serves two properties, The Coach House and 6 Cedar Avenue providing security for both homes and accesses a gravelled Driveway providing extensive off road parking.

The rear Garden is highly attractive, laid to areas of lawn and patio with sitting areas designed to maximise movement of the sun throughout the day and there is a useful large wooden Garden Room/Store, previously utilised as a Home Gym.

This genuinely uniquely located property is offered for sale with No Chain.

- Freehold
- Council Tax Band F

