

7 Lee Avenue, Broadheath

Altrincham

Guide Price £328,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









7 Lee Avenue

Broadheath, Altrincham

Well presented 3 bed mid-terrace with modern kitchen diner, spacious living, refitted bathroom, large rear garden, patio, and great location near schools and retail parks.
Council Tax band: B

Tenure: Freehold

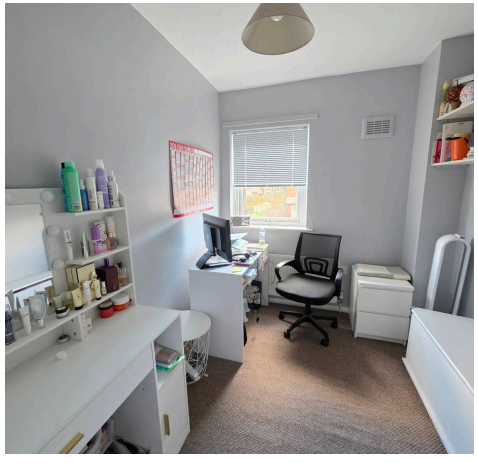
EPC Energy Efficiency Rating: D

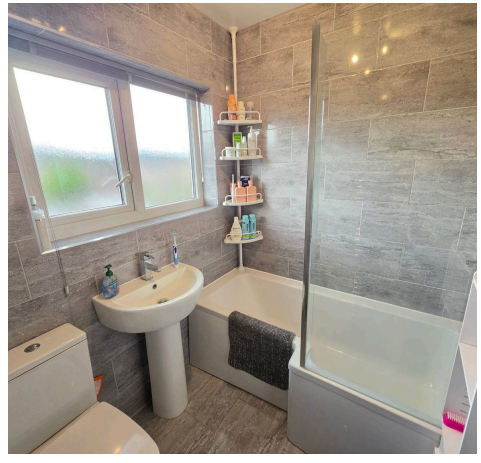
EPC Environmental Impact Rating: D

- WELL PROPORTIONED MIDDLE TERRACE HOME
- THREE GOOD SIZE BEDROOMS
- MODERN BATHROOM AND KITCHEN
- IMPRESSIVE REAR GARDEN AND PATIO
- CONVENIENT REACH OF RETAIL PARKS AND SCHOOLS
- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN DINER









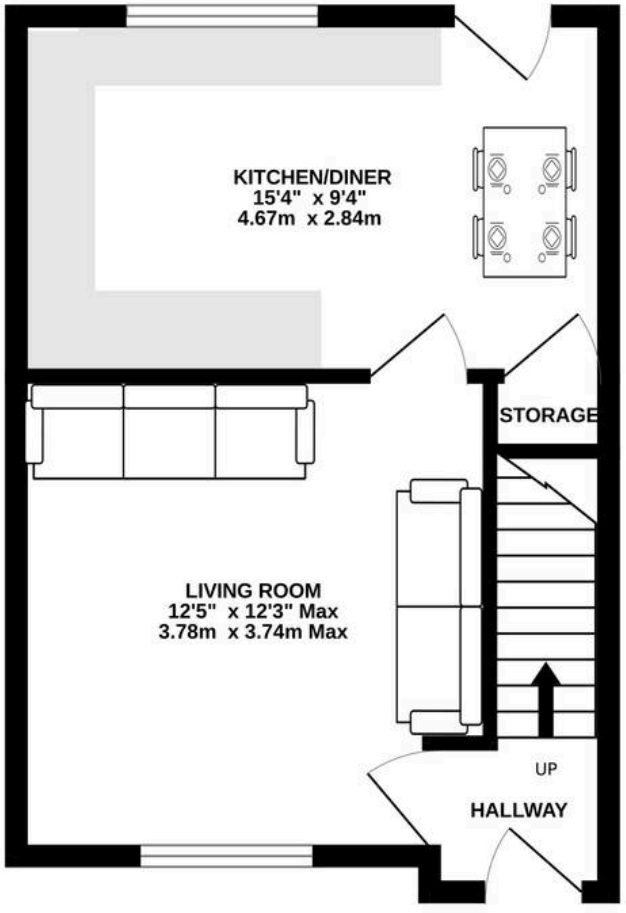
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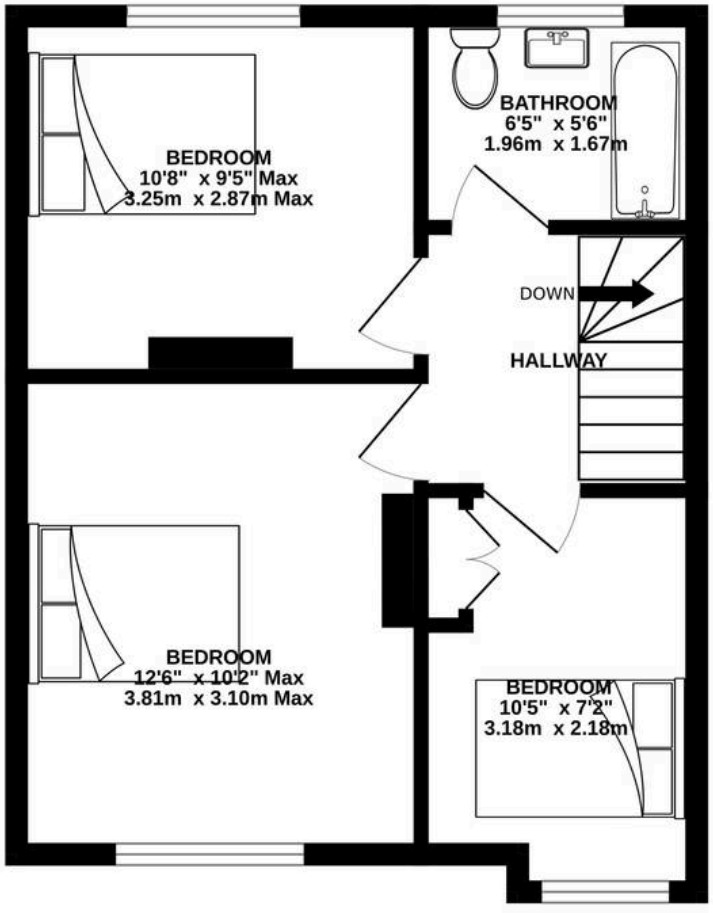
This well presented three bedroom mid-terraced home offers an exceptional blend of comfort, style, and practicality, making it an ideal choice for discerning buyers seeking both character and modern convenience. Thoughtfully arranged across two floors, the property welcomes you with a sense of space and light, beginning with an entrance hall that leads into a well presented living room. The open plan kitchen diner is fitted with contemporary eye and base level units and integrated appliances, perfect for both family meals and entertaining guests. Upstairs, three well proportioned bedrooms provide ample accommodation for families or those requiring flexible spaces for home working or guests. There is a modern, re-fitted bathroom comprising of a white three piece suite. Additional features such as practical storage solutions and thoughtful layout further enhance the home's appeal. Externally there is a fantastic and large garden to the rear which is mainly laid to lawn and there is also an Indian stone paved patio area. Situated within convenient reach of useful retail parks and local schools, this property enjoys an enviable location. Whether you are seeking your first family home or looking to upsize to a property that combines attractive charm with modern touches, this impressive mid-terraced house promises to deliver.



GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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