



7 Elmlea, Altrincham

£600,000 Freehold

Beautifully extended 3-bed townhouse near Hale Village, with Lloyds kitchen, south-facing garden, 2 parking spaces (EV charging), and close to top schools. Ideal for families seeking comfort.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



**HIBBERT
HOMES**

SALES & LETTINGS

Nestled in a highly desirable location close to both Hale Village and Altrincham, this beautifully presented three-bedroom townhouse house **offers spacious accommodation** for family living. The property has been thoughtfully extended on the ground floor, **with bi-fold doors and Velux roof lights** creating a spacious and versatile layout that caters to a modern lifestyle. The heart of the home is a stunning Lloyds bespoke kitchen with an **extensive range of built-in appliances including an Elicia induction hob with internal extraction**. **The kitchen is** complemented by an elegant Amtico floor, which flows seamlessly into the open-plan dining and living areas. Each of the bedrooms is generously proportioned, **with both the en-suite and family bathrooms finished to a high standard and the third bedroom currently used as a home office**. Additional features include a **full size garage with electric up and overdoor**, two dedicated parking spaces and an electric charging point, providing both practicality and peace of mind for homeowners with electric vehicles.

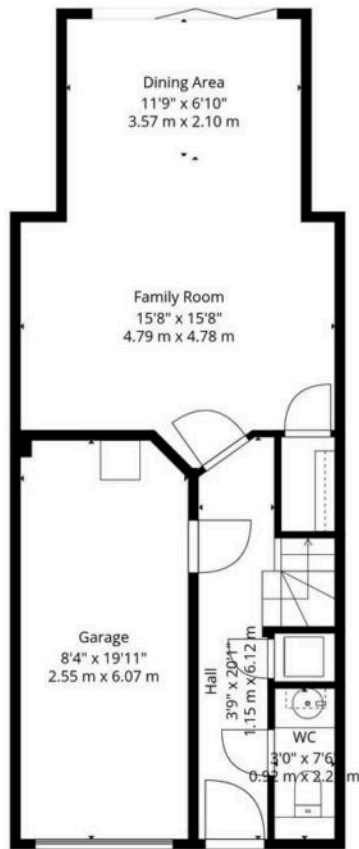
The south-facing garden is a true highlight **offering a private and sunny**



- › Ideal Family Home
- › Close Proximity To Hale Village & Altrincham
- › Close Proximity To Local Schools
- › Two Dedicated Parking Spaces
- › Electric Charging Point
- › Ground Floor Extension
- › South Facing Garden
- › Viewing Highly Recommended



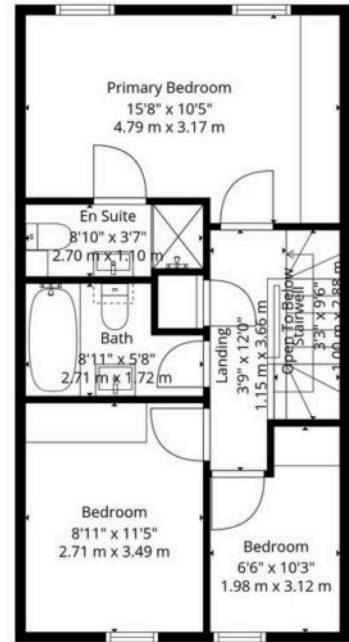




1st Floor



2nd Floor



3rd Floor

TOTAL: 1330 sq. ft, 123 m2
 1st floor: 424 sq. ft, 39 m2, 2nd floor: 453 sq. ft, 42 m2, 3rd floor: 453 sq. ft, 42 m2
 EXCLUDED AREAS: GARAGE: 165 sq. ft, 15 m2, STAIRWELL: 62 sq. ft, 6 m2, WALLS: 166 sq. ft, 16 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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