



Linden Avenue | | Altrincham | WA15 8HA

£500,000



SHEPPARD & CO

Linden Avenue |
Altrincham | WA15 8HA
£500,000

- Beautifully presented period terrace
- Lower ground floor fully converted
- Walking distance to Altrincham
- No onward chain
- Spacious accommodation in excess of 1,300 sq ft
- Two reception rooms
- Quiet cul de sac location

Tucked away within a quiet cul-de-sac, yet just a short walk from Altrincham town centre, the Metrolink and some of the area's most highly regarded schools, this beautifully presented period terrace offers spacious and versatile accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hall, downstairs WC, a well-proportioned living room and a superb open-plan kitchen and dining room, creating a sociable space at the heart of the home.

The fully converted lower ground floor provides valuable additional living accommodation, incorporating a generous lounge, double bedroom and contemporary shower room, making it ideal for guests, older children or multi-generational living.

To the first floor are three further well-proportioned bedrooms, served by a stylish family bathroom.

Externally, the property enjoys a charming front garden, while to the rear is a private courtyard providing a low-maintenance outdoor space.

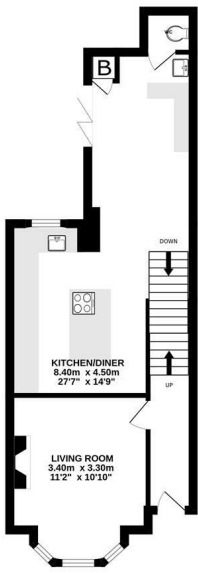
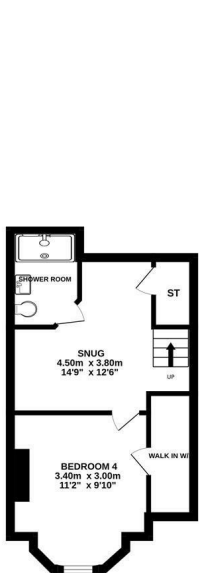
Offered to the market with no onward chain, this is a rare opportunity to acquire a substantial period home in one of Altrincham's most convenient locations, combining character, flexibility and an exceptional lifestyle setting.



Basement
32.9 sq.m. (350 sq.ft.) approx.

Ground Floor
45.9 sq.m. (499 sq.ft.) approx.

1st Floor
42.7 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA: 121.1 sq.m. (1304 sq.ft.) 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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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	50	71
	EU Directive 2002/91/EC	

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