



Linden Avenue | | Altrincham | WA15 8HA

£500,000



SHEPPARD & CO

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- 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.

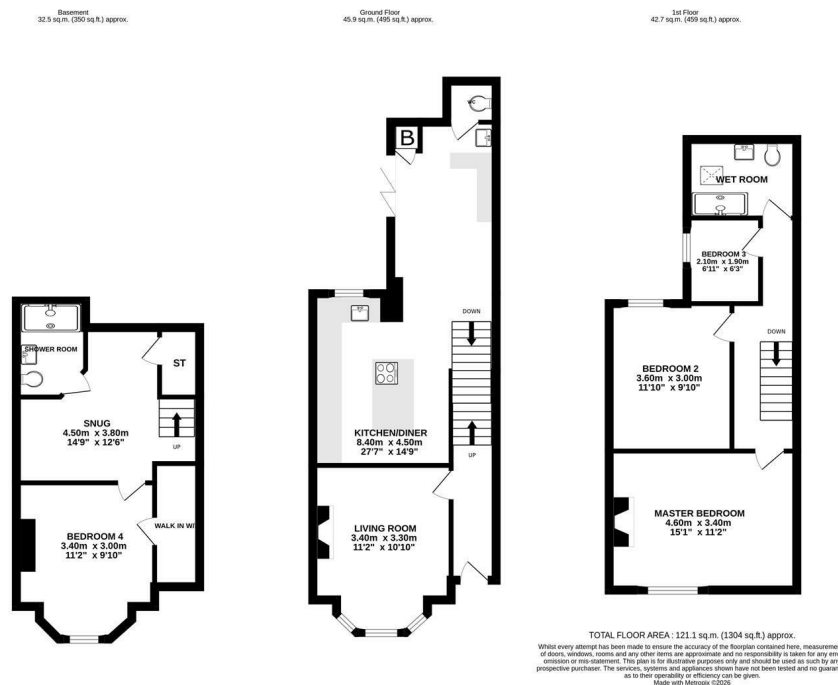
The ground floor comprises a welcoming entrance hall, downstairs WC, a well-proportioned living room and a superb open-plan kitchen and dining room, creating a sociable space at the heart of the home.

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.



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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