



**Lee Avenue, Altrincham, WA14**

**Guide Price: £300,000**

*Freehold*

## Lee Avenue, Altrincham, WA14

This attractive mid-terrace home on Lee Avenue, Broadheath, Altrincham, offers an excellent opportunity for buyers seeking a property with great potential. In need of modernisation and offered with no onward chain, the property is ideal for those looking to put their own stamp on a home in a highly convenient location. To the front, there is an enclosed garden laid to lawn, which also offers the potential to be converted into off-road parking, subject to the necessary permissions.

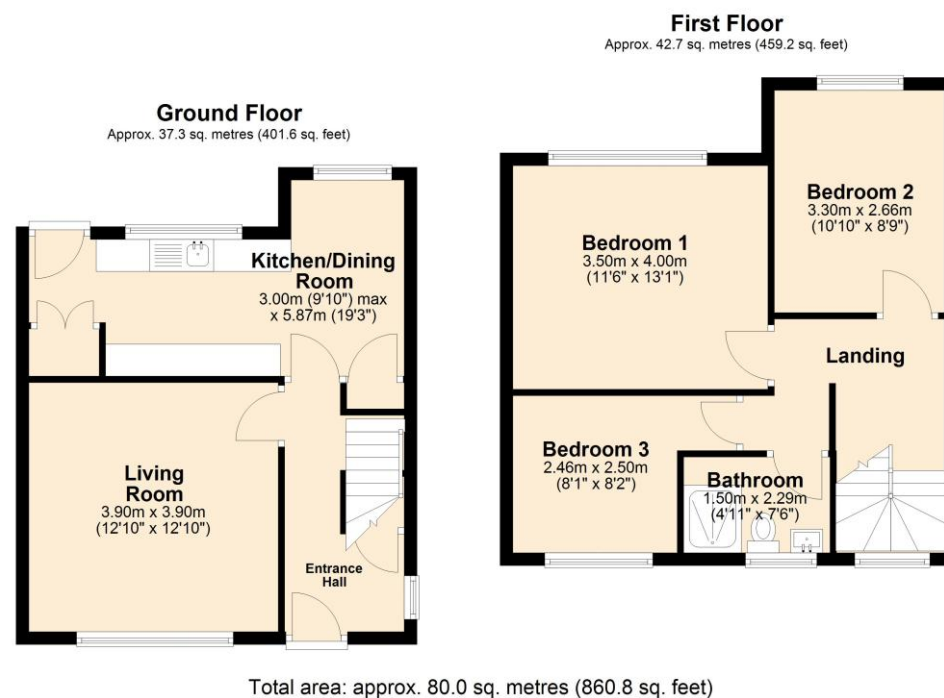
Upon entering, you are welcomed into a spacious entrance hall complete with useful understairs storage. To the left, there is a bright and airy living room, providing a comfortable space for relaxing and entertaining. To the rear of the property, the kitchen diner features a range of base and eye-level units, offering ample storage and workspace, along with plenty of room for dining.

Upstairs, the property boasts three generously sized bedrooms, all offering good proportions and flexibility for family living, guests, or home working. The accommodation is completed by a modern fitted bathroom, comprising a walk-in shower, WC, and wash hand basin.

Externally, the rear of the property features a fabulous-sized garden, mainly laid to lawn and enclosed by timber fence boundaries, making it ideal for families, gardening enthusiasts, or outdoor entertaining.

The property is perfectly positioned close to Altrincham Town Centre, as well as a range of local amenities including John Leigh Park, the retail park, and the Bridgewater Canal, offering excellent leisure and shopping opportunities alongside convenient transport links.

- Freehold
- EPC Grade TBC
- Council Tax Band B







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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.