



Brien Avenue, Altrincham, WA14

Offers Over: £475,000

Freehold

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Offered to the market with no onward chain, this three-bedroom semi-detached home occupies a generous plot on the ever-popular Brien Avenue in Altrincham, presenting an exciting opportunity for buyers looking to create their ideal family home. Requiring modernisation throughout, the property offers exceptional scope for improvement and extension (subject to the necessary planning permissions). Ideally positioned next to Navigation Park, within walking distance of the Metrolink, excellent local schools, motorway links, and the popular centres of Altrincham, Sale and Timperley, the location is perfect for families and commuters alike.

Approached via gated access, the property benefits from a driveway providing off-road parking. A small entrance porch leads into the welcoming hallway, giving access to the accommodation.

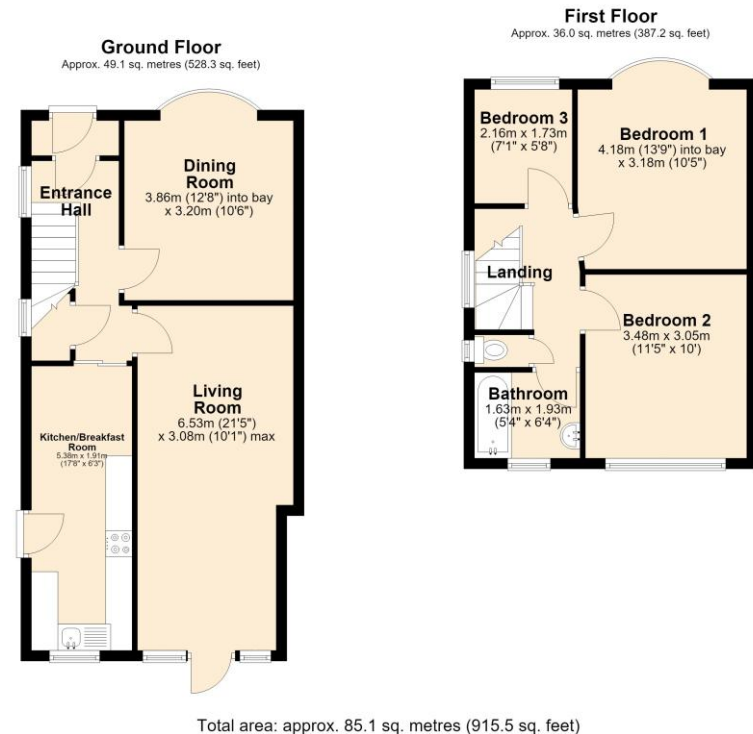
To the front of the property is a spacious bay-fronted dining room, enjoying an abundance of natural light and offering an excellent reception space. To the rear, the home has been extended to create a generous living room overlooking the garden, providing plenty of space for relaxing and entertaining.

The breakfast kitchen is fitted with a range of base and eye-level units, offering ample storage and worktop space, together with room for a selection of freestanding appliances. While requiring updating, it provides an excellent footprint for redesigning into a modern family kitchen.

To the first floor are three well-proportioned bedrooms, all served by a family bathroom with a separate WC, offering practical convenience and further potential for reconfiguration if desired.

Externally, the property boasts a superb-sized rear garden, one of its standout features. Mainly laid to lawn with a large paved patio, it provides a wonderful space for families to enjoy while also offering excellent potential to further extend the property, subject to the relevant planning consents.

- Freehold
- EPC Grade TBC
- Council Tax Band C







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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.