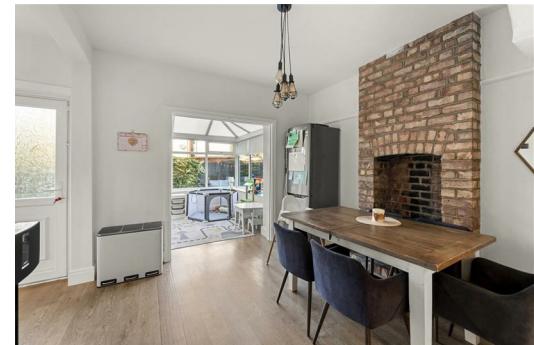




2 COLVILLE GROVE, WA15 6NA
£480,000

3 1 2



DESCRIPTION

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME POSITIONED WITHIN A HIGHLY SOUGHT-AFTER AND QUIET CUL-DE-SAC, CLOSE TO WELL-REGARDED LOCAL SCHOOLS AND WITHIN EASY REACH OF ALTRINCHAM TOWN CENTRE.

This superb family home offers a perfect blend of style, space and practicality, ideal for families, first-time buyers, or anyone looking for a quiet yet convenient location. The property has been thoughtfully maintained and enjoys a bright, welcoming atmosphere throughout.

On the ground floor, the spacious lounge features stylish fitted alcove shelving, providing both character and storage. The open-plan dining kitchen forms the heart of the home, offering a sociable space for family life. From the dining kitchen, a conservatory provides additional living space and leads directly out to the private rear garden, creating a seamless indoor-outdoor flow.

To the first floor, there are three well-proportioned bedrooms, a family bathroom, and a separate WC, offering a practical layout for a growing family.

Externally, the rear garden is mainly laid to lawn with panelled fencing providing privacy and security. Off-road parking to the front adds further convenience for residents and visitors.

KEY FEATURES

- Three bedroom semi-detached
- Modern open plan dining kitchen
- Highly sought after location
- Off road parking to the front
- Presented to an excellent standard
- Secure garden laid to lawn
- Popular and quiet Cul-De-Sac
- Close to Altrincham Town Centre



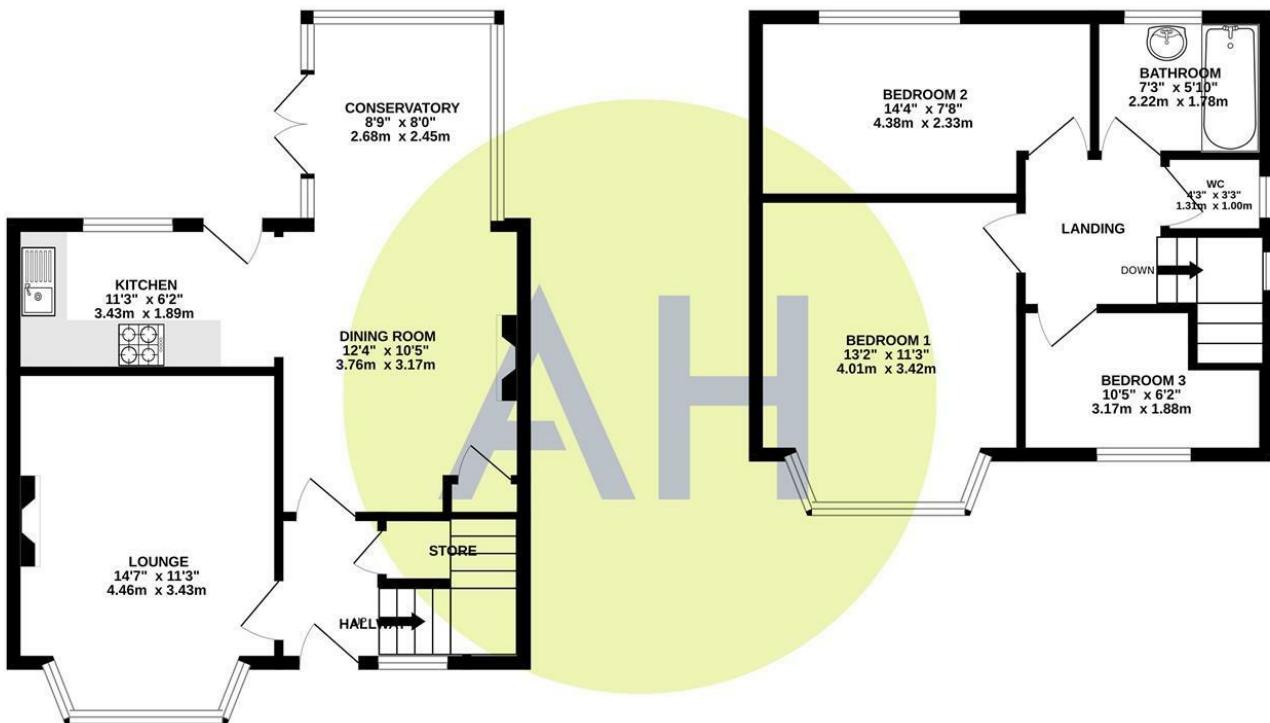


FLOOR PLANS



GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 919sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		85
(81-91)	B		71
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.