



**Lee Avenue, Broadheath, Altrincham, WA14**

**Offers Over: £375,000**

*Freehold*

# Lee Avenue, Broadheath, Altrincham, WA14

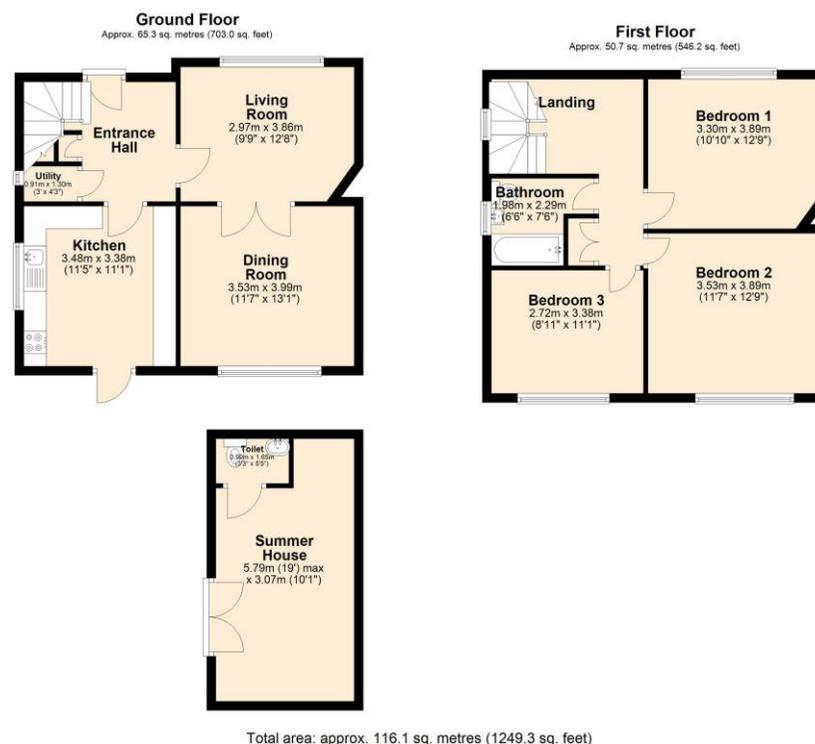
Positioned within a peaceful cul-de-sac on Lee Avenue, this well-proportioned three-bedroom semi-detached home sits on a fabulous size plot and offers bright, flexible living space both inside and out.

The property is approached via gated access leading into an enclosed front garden, which offers excellent scope to create off-road parking if desired. Upon entering the home, you are welcomed by a spacious entrance hall featuring useful understairs storage and a practical utility cupboard housing the boiler.

To the left of the hallway is a comfortable living room with a window to the front elevation, creating a light and inviting space. Double doors open through to a second reception room, ideal as a dining room or additional lounge, which features a charming living flame gas fire and a window to the rear overlooking the garden.

To the first floor, the property offers three well-proportioned double bedrooms, providing ample space for family living, guests, or home working. These are served by a modern three-piece bathroom suite, finished in a contemporary style.

Externally, the property truly shines with its generous rear garden, the majority of which is laid to lawn, offering a wonderful outdoor space for relaxing, entertaining, or family activities. A particular highlight is the summer house located at the rear of the garden, complete with double patio doors and its own WC. This versatile space has previously been used as a fourth bedroom but would also make an excellent home office, studio, or garden retreat.



- Freehold
- Council Tax B
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### Disclaimer

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