



6 Bradbury Avenue, Altrincham

Altrincham

£425,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



6 Bradbury Avenue

Altrincham

NO ONWARD CHAIN. Well-proportioned three-bedroom semi-detached home, tucked away in this popular location and within convenient reach of Dunham Massey National Trust countryside, John Leigh Park, highly regarded Grammar schools, and Altrincham town centre.

The accommodation briefly comprises an entrance hallway with fitted under-stairs storage, an open-plan living/dining room with French doors opening onto the rear garden, a fitted kitchen, utility room, and a downstairs WC.

To the first floor, there is a landing with storage cupboard, three attractive bedrooms, and a modern shower room.

Externally, to the front is a recently laid block-paved driveway providing off-road parking. To the rear is a good-sized, enclosed garden mainly laid to lawn with timber-fenced boundaries and a paved patio area.

The current vendor has undertaken several recent improvements, including re-rendering, damp-proofing to sections of the property, installation of a ventilation system, and a refitted gas central heating boiler, resulting in an improved energy efficiency rating of C. We are also informed that there are still the remainder of warranties for the boiler, render and damp proofing works.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



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Tucked away in a popular cul de sac location, this well-proportioned three-bedroom semi-detached home offers an excellent balance of space, comfort, and convenience. Ideally positioned within convenient reach of the beautiful Dunham Massey National Trust countryside, John Leigh Park, well-regarded local schools, and the vibrant amenities of Altrincham town centre, the property is perfectly suited to modern family living.

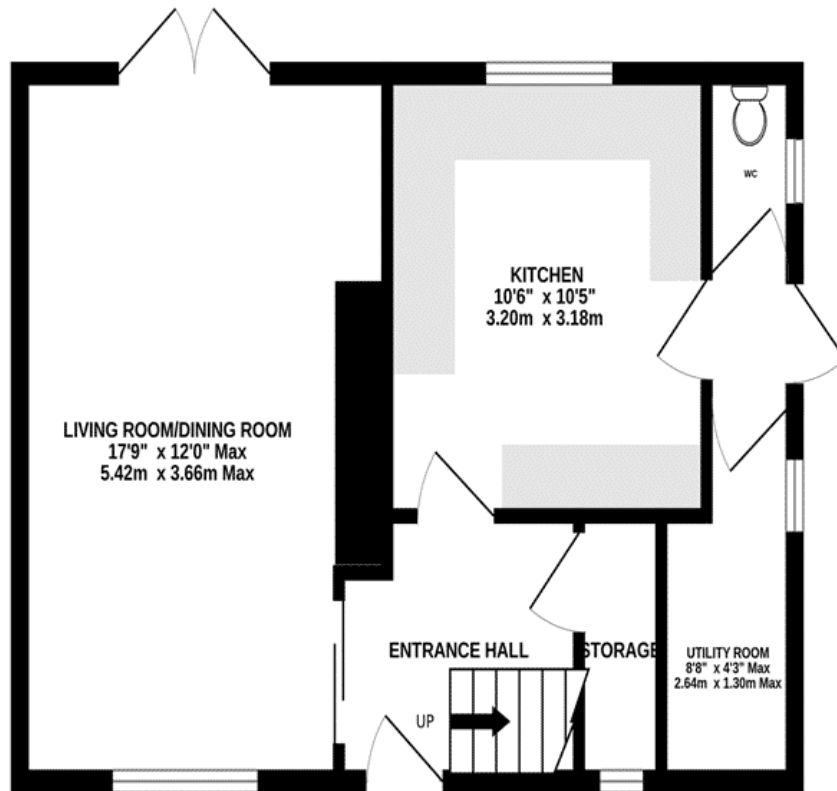
The accommodation is thoughtfully arranged and begins with a welcoming entrance hallway featuring fitted under-stairs storage. The impressive open-plan living and dining room provides a fantastic entertaining space, enhanced by French-style doors that open directly onto the rear garden, allowing a good degree of natural light into the room. A fitted kitchen is complemented by a separate utility room and a useful ground floor WC.

To the first floor, the landing offers additional built-in storage and leads to three attractive and well-proportioned bedrooms, served by a contemporary shower room finished to a modern standard.

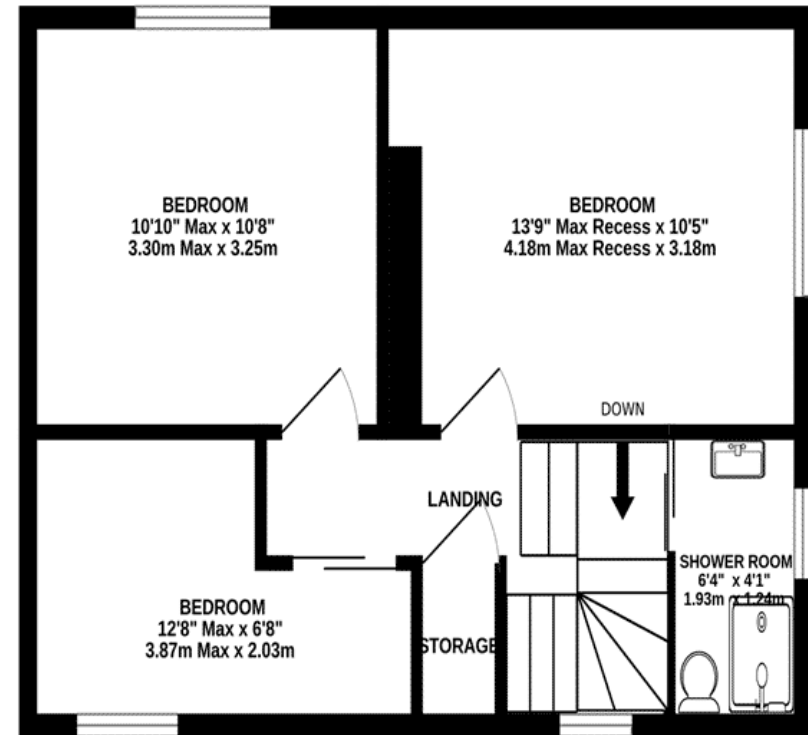
Externally, the property continues to impress. To the front, a recently laid block-paved driveway provides off-road parking, while to the rear is a generous, enclosed garden mainly laid to lawn, bordered by timber fencing and featuring a paved patio area ideal for outdoor dining and relaxation. The current vendor has undertaken a number of recent improvements, including re-rendering the property, damp-proofing to sections, installation of a ventilation system, and a refitted gas central heating boiler. These upgrades have enhanced both comfort and efficiency, resulting in an improved energy performance rating of C.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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