

jordan fishwick

**ALTRINCHAM**
The Avenue



# The Avenue, Altrincham, WA15 0LX

## Asking Price £675,000





## The Property

This beautifully presented ground floor apartment forms part of an impressive period conversion, set in a highly sought-after location. It enjoys a generous south-west facing terrace with direct access to the communal gardens and offers approximately 2173 sq ft of accommodation.

The property is ideally situated just off Arthog Road in Hale, placing it roughly equidistant between Hale Village with its popular shops, bars and restaurants and Hale Barns Village Centre. The M56 and M6 motorway networks are easily accessible, providing swift links to Manchester, Manchester Airport and the wider region.
Accommodation can be reached either via the main communal entrance, which has a few steps up to the front door, or from the rear through the lift, which opens directly into the apartment. The private entrance leads into an open-plan hallway with a cloaks cupboard, flowing into a dining area with a bay window.

A superbly proportioned lounge of around 420 sq ft features windows on three sides, an attractive fireplace and two sets of French doors opening onto the south-west facing terrace, overlooking the gardens. The breakfast kitchen is fitted with an extensive range of white high-gloss units and a central island, with a useful utility room situated off to the side.
There are three excellent double bedrooms, all with built-in furniture. They are served by three bath/shower rooms, two of which are en suite. The principal bedroom is particularly spacious at over 300 sq ft.
Externally, the development is accessed through remote-controlled gates. Residents' parking surrounds the building and the property benefits from an additional space within a garage block at the rear.
This is an exceptional apartment, ideal for anyone seeking to downsize from a larger family home while maintaining generous living space and elegant surroundings.

## Directions

### WA15 0LX






- No Onward Chain
- Share of Freehold - 999 Year Lease Term
- 3 Double Bedrooms
- Lounge and Dining Hall
- Secured Lift Access Direct Into The Apartment From Garages
- 3 Bathrooms
- Private Terrace
- Excellent Location Walking Distance to Hale Village
- Secure Gated Entrance, Off Road Parking and Garage

Postcode - WA15 0LX

EPC Rating - B

Floor Area - 2088.00 sq ft

Local Authority - Trafford

Council Tax - G









GROUND FLOOR
2087 sq.ft. (193.9 sq.m.) approx.




TOTAL FLOOR AREA : 2087 sq.ft. (193.9 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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