



## Foxhall Road, Altrincham, WA15

**£400,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 3

This family home has already been extended to the ground floor, but has the potential to extend further to ground and first floor levels. **\*\*14TH DECEMBER- 11AM-1PM OPEN DAY!\*\*** In brief, the property comprises of a large porch, entrance hallway with clo

## Key features:

- Large semi detached house
- 3 bedrooms
- 2WC's
- Gas central heating
- Spacious porch
- Conservatory
- Large garage
- Potential to extend
- Extremely sought after location
- Viewing highly recommended
- Off road parking
- No chain

## Extra info:

- **Property Age:** 92 years
- **Council Tax:** Band D (£1567.47 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



**\*\*OPEN DAY 14TH DECEMBER 11AM-1PM\*\***

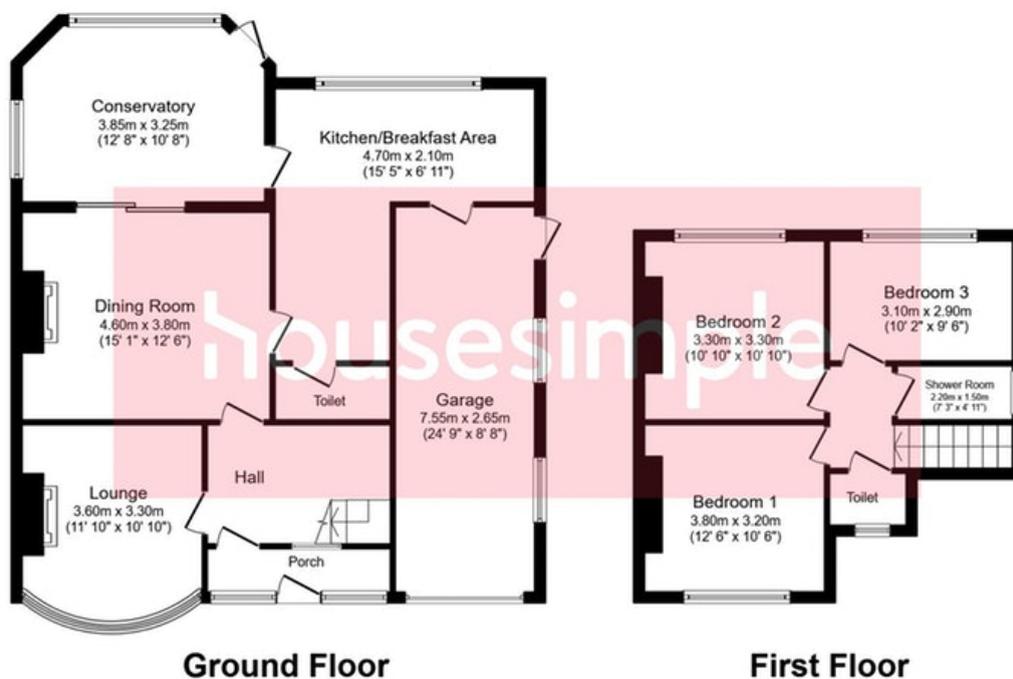
This family home has already been extended to the ground floor, but has the potential to extend further to ground and first floor levels. Alternatively, there is scope to expand the existing driveway if desired.

In brief, the property comprises of a large porch, entrance hallway with cloaks area, separate lounge, dining room with open fire, modern conservatory with access from the kitchen, dining room and rear garden, downstairs WC and a large kitchen with breakfast area.

The spacious garage has services for all utilities and a "Worcester Bosch" boiler. The garage is accessed internally from the kitchen and externally from the driveway.

To the first floor there are 3 bedrooms, a compact bathroom and separate WC.

Externally, to the front of the house there are lawned gardens either side of the drive with mature shrubs. Accessed from a private entrance to the side of the house there is a paved patio area and the rear garden is also paved with mature shrubs and a greenhouse.

**Floor plan:**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Energy Performance Certificate:

### Epc Ordered

#### MISREPRESENTATION ACT, 1967.

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