



 Stuart
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12 Malvern Drive, Altrincham - WA14 4NQ
£1,195,000







12 Malvern Drive

Altrincham

A superb four-bed detached home in quiet Altrincham cul-de-sac. Large plot, double garage, open-plan kitchen, two receptions, ensuite, close to schools and town centre. Potential to extend (STPP).

Council Tax band: G

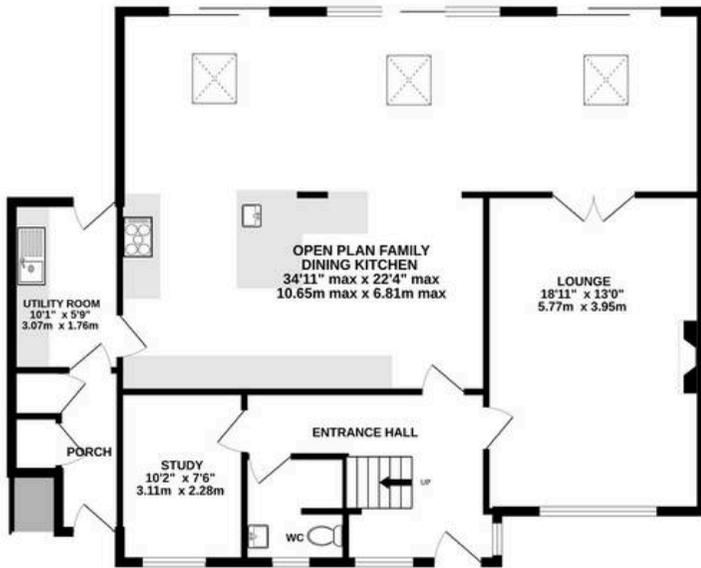
Tenure: Leasehold

EPC Energy Efficiency Rating: C

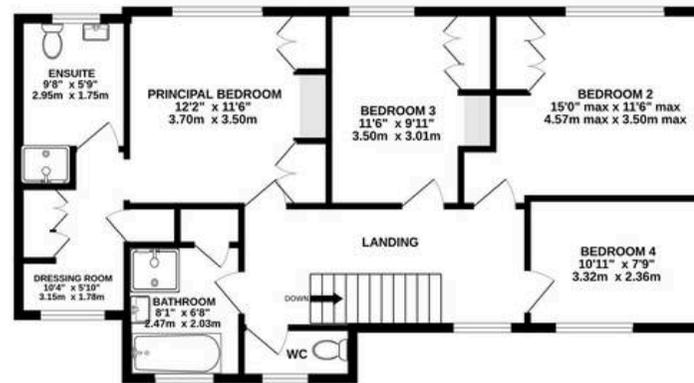
- A brilliant cul-de-sac location – quiet, safe and ideal for a growing family
- Great position within the cul-de-sac enjoying great privacy to the front and the rear
- Large plot with generous driveway and double garage, great potential for future extension (STPP)
- Easy walking distance to Altrincham town centre and a selection of excellent schools, including Loreto
- Stunning open-plan living kitchen/diner plus two further reception rooms, utility and downstairs WC
- Four bedrooms and two modern bathrooms, including ensuite to the principle bedroom



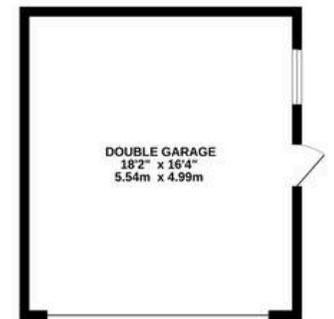
GROUND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



258 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 2345 sq.ft. (217.8 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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