



32 Brien Avenue, Altrincham
Altrincham

Guide Price £395,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



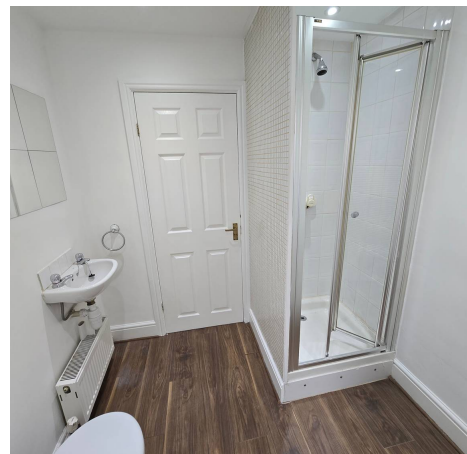
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Altrincham

Superb 2-bed mid-terrace with period charm, modern kitchen, 2-3 reception rooms (one could be a bedroom 3), ground floor shower room, no chain, cul de sac near tram, stylish and versatile. Council Tax band: B

Tenure: Freehold

- NO ONWARD CHAIN
- UP TO THREE RECEPTION ROOMS
- CONVENIENT REACH OF NAVIGATION ROAD TRAM STATION
- TWO BATHROOMS
- REAR GARDEN
- CUL DE SAC LOCATION
- MODERN KITCHEN
- THIRD RECEPTION COULD POTENTIALLY BE AN OCCASIONAL THIRD BEDROOM



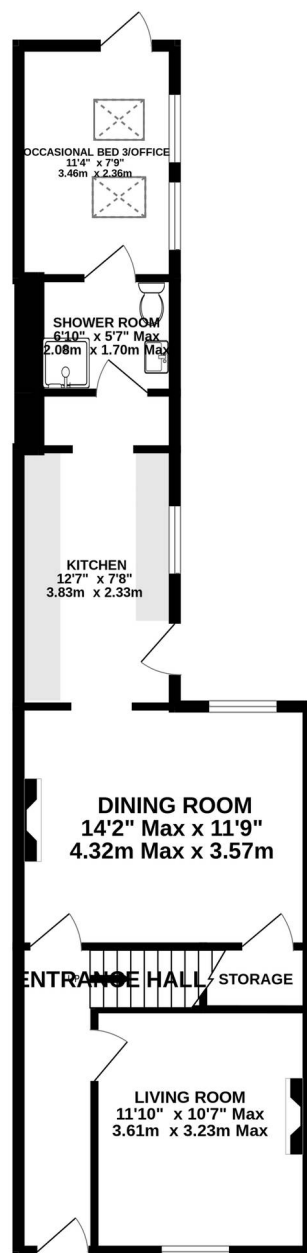
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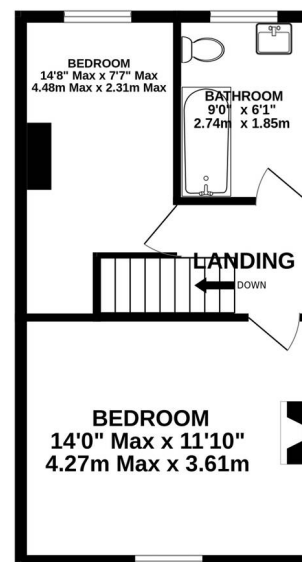
This superb two-bedroom mid-terraced house presents an exceptional opportunity for those seeking a refined blend of period charm and contemporary living, offered with no onward chain and more accommodation than first meet the eye. The property is thoughtfully arranged to maximise both space and versatility, boasting up to three reception rooms that provide a wealth of options for formal entertaining, relaxed family gatherings or a dedicated home office. The third reception room offers the flexibility to be used as an occasional third bedroom, ideal for guests or growing families. There is also a ground floor shower room/W.C. accessed directly from this room. The modern kitchen is elegantly appointed with modern eye and base level units, ensuring a stylish and practical environment for culinary pursuits. Two well-proportioned double bedrooms provide peaceful retreats, each benefitting from generous natural light and ample storage. Throughout, tasteful décor and quality finishes create an inviting atmosphere, perfectly suited to those who appreciate both character and comfort. Situated within a desirable cul de sac, this home enjoys a sense of privacy and community, while remaining within convenient reach of Navigation Road tram station, ensuring effortless connectivity for commuting and leisure. This property represents a rare blend of adaptable living space, modern convenience and an enviable location, making it a compelling choice for discerning buyers seeking a home that effortlessly balances style and practicality.



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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