



Lock Road, Broadheath, WA14
Offers In Excess of £435,000



Property Features

- Three-Bedroom End-of-Terraced House
- Catchment Area for Trafford Schools
- Double Glazed Throughout
- Open-Plan Kitchen-Diner
- Chain Free Sale
- Modernised Throughout
- Fully Re-Wired Throughout
- Downstairs WC
- Fitted with CCTV cameras
- Underfloor Heating in Kitchen-Diner



Full Description

Fully renovated and modernised three-bedroom end-of-terraced house. This property has been re-wired; fitted with CCTV cameras; newly plastered; fitted with new flooring throughout; a brand new kitchen and bathroom; fitted with a downstairs WC; and extended to the rear to allow for a large kitchen-diner, with underfloor heating and three large skylights.

This property is located on a quiet road just a short walk to John Leigh Park, the Metrolink Station, Altrincham town centre and the retail park. The property would make an ideal family home in a safe and friendly neighbourhood, within the catchment area of Trafford's sought-after schools.



LOUNGE

12' 10" x 19' 4" (3.92m x 5.90m)

The lounge is accessed via a uPVC front entrance door and allows access to the downstairs WC, under-stairs storage cupboard, kitchen-diner and to the first-floor accommodation via a balustrade staircase.

The lounge is fitted with Vinyl wood effect flooring; recessed spotlighting; two period style column radiators; a recessed television; telephone point; recess for sound bar or electric fire; a wall mounted smart thermostat; brushed chrome sockets and switches; and a uPVC double glazed window to the front aspect, with fitted horizontal blinds.

KITCHEN/DINER

14' 10" x 12' 2" (4.53m x 3.73m)

The kitchen-diner is accessed from the lounge and allows access via uPVC double glazed French doors to the rear garden. This space offers a uPVC double glazed window to the rear aspect, with fitted blinds, in addition to three large double glazed skylights. The space is fitted with Vinyl wood effect flooring, with underfloor heating; recessed spotlighting; a recessed television; extractor fan; wall mounted smart thermostat and chrome sockets and switches.

The kitchen is fitted with a range of matching base and eye-level storage unit in sage; with eye-level black glass fronted cabinets over. The kitchen is fitted with a range of integrated appliances, including a washing machine, dishwasher, oven, microwave oven, fridge and freezer. There is also a recessed induction hob, with splash back and black extractor hood over; and a recessed one and a half bowl sink with black mixer tap over.



DOWNSTAIRS WC

3' 8" x 4' 3" (1.12m x 1.30m)

Located off the lounge is a convenient WC. This room offers a low-level WC; a wall mounted hand wash basin, with storage cupboard under; wood effect Vinyl flooring; recessed spotlighting; an extractor fan; panelled walls; a wall mounted heated towel rail and access to a storage cupboard housing the combi boiler.



MASTER BEDROOM

12' 10" x 13' 3" (3.92m x 4.04m)

The master bedroom is located off the first-floor landing with a uPVC double glazed window to the front aspect, with fitted horizontal blinds. This bedroom comprises carpeted flooring; a double panel radiator; television point; chrome sockets and switches; and recessed spotlighting.



BEDROOM TWO

12' 10" x 7' 6" (3.92m x 2.29m)

The second bedroom is located off the first-floor landing with a uPVC double glazed window to the rear aspect, with fitted horizontal blinds. This bedroom comprises carpeted flooring; a double panel radiator; television point; chrome sockets and switches; and recessed spotlighting.



BATHROOM

8' 1" x 9' 6" (2.47m x 2.90m)

The bathroom is accessed from the first-floor landing with a uPVC double glazed frosted glass window to the side aspect. The bathroom is fitted with a P-shaped bath, with glazed screen and thermostatic shower system over; a wall mounted hand-wash basin with storage under; a low-level WC; tiled flooring; part-tiled walls; a shaving socket; an extractor fan and a wall mounted heated towel rail.



BEDROOM THREE

11' 5" x 13' 10" (3.48m x 4.22m)

The third bedroom is located on the second floor with large uPVC double glazed windows with fitted blinds, to the front and side aspect. This bedroom comprises carpeted flooring; recessed spotlighting; a television point; chrome sockets and switches and a double panel radiator.



Located adjacent to this room on the second floor is a large storage area, which could also be utilised as a home office. There is a Velux skylight over the landing; recessed spotlighting; door allowing access to further loft storage space and chrome sockets.

EXTERNAL

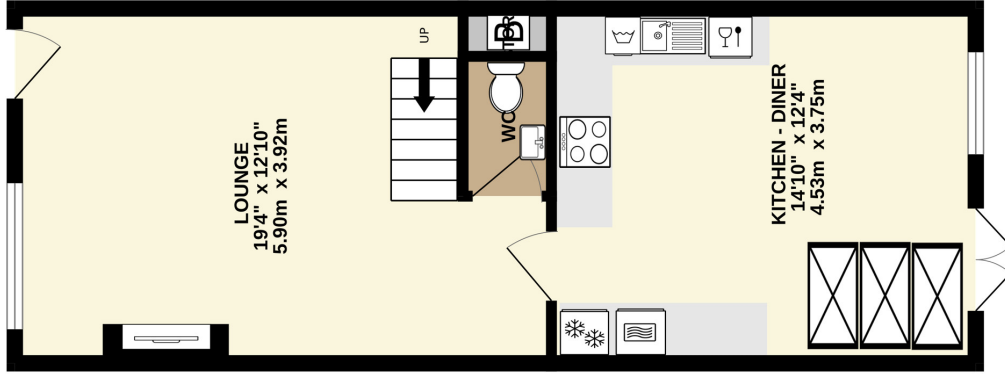
To the front of the property one will find a paved front garden which is enclosed on three sides by timber panelled fencing. The front entrance door is reached via two small steps and is covered by a canopy porch with slate roof. The property is fitted with CCTV cameras to the front side and rear and there are external downlights to the side of the property.



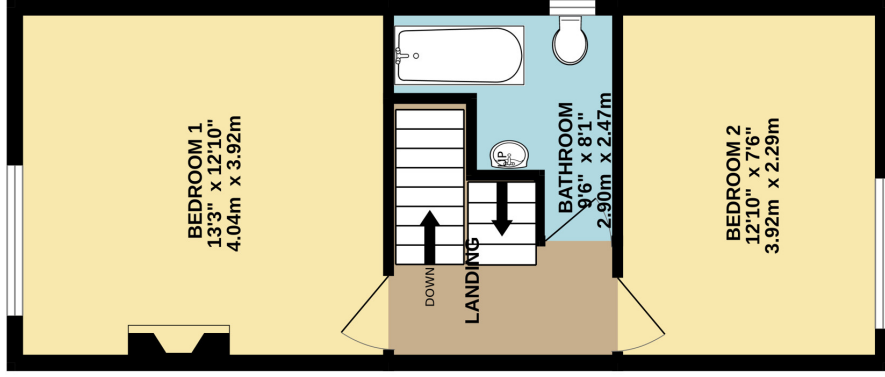
The rear garden can be reached via the path to the side of the property and entered via a timber gate, it can also be accessed via uPVC double glazed French doors from the kitchen-diner. The rear garden is paved; enclosed on three sides by timber panelled fencing; with an outside water tap to the side of the property; outside power point on the rear exterior wall; the garden offers three exterior stainless steel post lights and a wall mounted downlighter, which are controlled via a switch in the kitchen-diner.



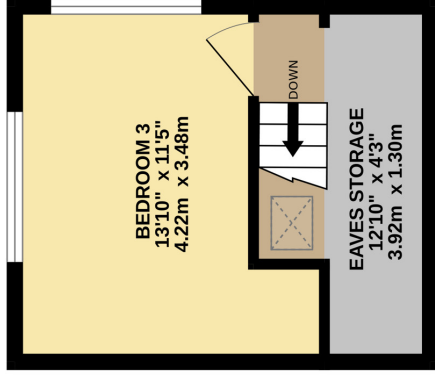
GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.



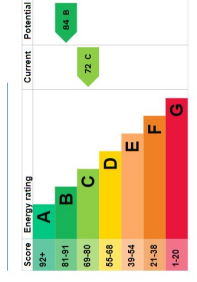
1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR
192 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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COMMON QUESTIONS

- 1. Is this property sold freehold or leasehold?** The vendor has advised the property is freehold. Your legal advisor will be in a position to confirm this for you.
- 2. How much is the council tax for this property?** This property is located in Trafford Council and is a band C, which is currently £1668.21 per annum.
- 3. Has the current owner carried out any major work to the property?** Yes the current owner has had the property extended to the rear to create the open-plan kitchen-diner, with underfloor heating and three large skylights. The owner has obtained consent from Trafford Council for this work. The current owner has also fully re-furnished the property, this includes a full re-wire; newly plastered walls; new flooring throughout; newly fitted bathroom; kitchen and WC; newly fitted CCTV cameras around the perimeter of the house; newly laid patios at the front and rear and new fencing to the front and rear.
- 4. Which items will be included in the sale price?** The vendor is happy to include all items which are currently at the property in the sale price. This includes the oven, microwave, dishwasher, washing machine, fridge-freezer; hob; television in the kitchen-diner and lounge; and all the fitted blinds.
- 5. Is there a chain connected to this sale?** No, the property is sold chain free and a purchase can be completed as quickly as your solicitor is able to process the documentation.
- 6. Which are the current owners favourite aspects of this property?** The current owner has advised that he loves the bright and spacious kitchen-diner; the period charm of this property; and the convenient location just a few minutes walk to John Leigh Park, Altrincham town centre, the retail park and the Metrolink station.

Take a look inside



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements