



Woodfield Road, Broadheath, WA14
Offers in Excess of £400,000



Property Features

- Three Bedroom End of Terraced House
- Off Road Parking For Two Vehicles
- Double Glazed Throughout
- South Facing Rear Garden
- Scope for Extension
- Downstairs WC
- Short Walk to John Leigh Park
- Easy Access for Motorway and Metrolink
- Within Catchment of Trafford's Schools
- Short Walk to Altrincham and Amenities

Full Description

This well-presented three-bedroom end-of-terrace property is ideally situated within walking distance of John Leigh Park, Altrincham Town Centre, and the Metrolink. It also falls within the catchment area for Trafford's highly regarded schools.

The property features off-road parking for two vehicles, a private rear garden, and spacious accommodations throughout. On the ground floor, you'll find a bright living room, an open-plan kitchen and dining area, a downstairs WC, and a convenient utility space. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, making it perfect for comfortable family living.



LIVING ROOM

14' 3" x 11' 7" (4.35m x 3.54m)

A spacious living room accessed via the entrance hall, featuring a front-aspect uPVC double glazed window with fitted Venetian blind, wood-effect laminate flooring, pendant light fitting, TV and internet points, single panel radiator, and access to under-stairs storage and the kitchen/diner.



KITCHEN/DINER

12' 0" x 11' 4" (3.67m x 3.47m)

The kitchen/diner is accessed via the living room and features uPVC double-glazed French doors, flanked by matching side windows, which flood the space with natural light and provide direct access to the rear garden.



The kitchen is well-appointed with a range of matching base and wall units, a recessed stainless steel sink, an integrated fridge freezer, a four-ring electric hob with extractor above, an integrated oven, and space for a dishwasher. The room is finished with tiled flooring, a pendant light fitting, and a single panel radiator.

To the side, a useful utility space provides room for a washer/dryer and houses the boiler. A convenient downstairs WC is also accessed from the kitchen/diner.



DOWNSTAIRS WC

5' 2" x 2' 9" (1.60m x 0.84m)

The downstairs WC is located to the rear of the property and accessed via the kitchen/diner. The room features a low-level WC, a pedestal hand wash basin with tiled splash back, tiled flooring, a pendant light fitting and an extractor fan..

MASTER BEDROOM

13' 1" x 8' 3" (4.01m x 2.53m)

The master bedroom is located at the front of the property and features a front aspect uPVC double-glazed window equipped with a Venetian blind. The room is finished with carpeted flooring and includes a single panel radiator, a pendant light fitting, and fitted wardrobes. Additionally, the master bedroom provides access to the ensuite bathroom.



BEDROOM TWO

11' 3" x 8' 3" (3.44m x 2.52m)

Bedroom two is located to the rear of the property, and features a rear aspect uPVC double-glazed window. The room is finished with carpeted flooring and includes a single panel radiator, a pendant light fitting.



BEDROOM THREE

8' 0" x 8' 3" (2.45m x 2.53m)

Bedroom three is also located to the rear of the property, and features a rear aspect uPVC double-glazed window. This single room is finished with carpeted flooring and includes a single panel radiator and a pendant light fitting.



BATHROOM

8' 2" x 4' 9" (2.51m x 1.47m)

The bathroom features a front-aspect uPVC double-glazed frosted window, allowing natural light while maintaining privacy. It is fitted with tiled flooring, a panelled bathtub with chrome mixer tap and a shower extension, a pedestal hand wash basin, a low-level WC, a heated towel rail, and recessed spotlighting.



EXTERNAL

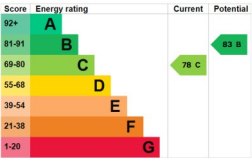
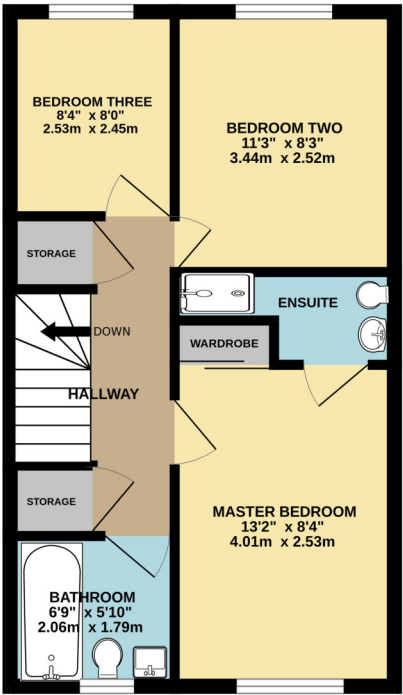
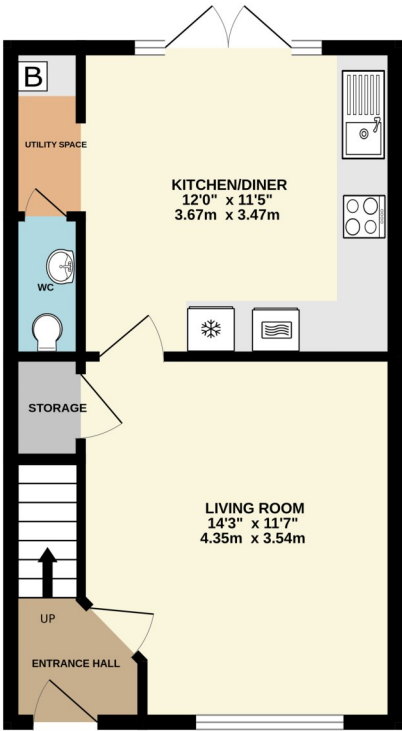
The front of the property features a paved path leading to the entrance, with a gravelled area adjacent to the house and a mature hedge providing privacy. To the side, there is off-road parking for at least two vehicles.

The private rear garden is mainly laid to lawn, with a paved patio area adjacent to the house and extending to one side, ideal for outdoor dining. The garden is fully enclosed by timber panel fencing on three sides, offering a secure and secluded outdoor space.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.8 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

COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in 2013.
- 2. When did the current owners purchase this house?** The current owners purchased this house from the developer in December 2013.
- 3. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold, but there is a service charge applicable, which is currently £330 per annum, managed by RMG Living Management Company. Your legal advisor will be able to confirm this information.
- 4. What is the internet speed like in this location?** In this location, full fibre to the door is available.
- 5. Has any work been carried out at this property?** No, the current owner has not carried out any work on the property.
- 6. What are the current owner's favourite aspects of this property?** The current owners have shared that they have particularly enjoyed the property's convenient location, which is close to amenities, including the Metrolink, Altrincham retail park, Altrincham town centre and John Leigh Park.
- 7. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £80 pcm. The property is in Trafford Council and is band C, which is currently £1,885.16 per annum.
- 9. Is there access to the loft space, and has it been boarded for storage?** Yes, there is a loft hatch in the first-floor landing, and the loft is partly boarded for storage.