



Sinderland Road, Broadheath, WA14

Asking Price of £300,000



# Property Features

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- Three Bedroom Mid-Terraced House
- Period Features Throughout
- South-West Facing Rear Garden
- Double Glazed Throughout
- Close to Local Amenities including Waitrose and the Retail Park.
- Catchment Area of Outstanding Schools
- Good Transport Links
- In Need of Modernisation
- Buy-to-Let Opportunity
- Chain Free Sale

## Full Description

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This charming three-bedroom mid-terrace home presents a fantastic opportunity for buyers looking to add value through modernisation. Retaining a wealth of period features throughout, the property offers character and potential in equal measure, making it an ideal choice for both owner-occupiers and investors alike.

Inside, the home comprises a lounge, a separate dining room, a kitchen, and a shower room. Upstairs, there are two well-sized double bedrooms and a further single bedroom, offering flexible accommodation for a variety of needs. To the rear, the property benefits from a private southwest-facing garden, providing a sunny outdoor retreat. With no onward chain, the sale can proceed without delay.

Situated close to a range of local amenities including Waitrose, The Retail Park, and excellent transport links, the location is both convenient and well-connected. This property represents a strong buy-to-let investment opportunity or a wonderful project for those seeking to create a bespoke home in a desirable area.



## LOUNGE

**14' 9" x 10' 7" (4.50m x 3.24m)**

Accessed from the entrance hall, the lounge offers large uPVC double glazed windows to the front aspect. This room is fitted with carpeted flooring, a pendant light fitting; television point; and period cast iron fire place.



## DINING ROOM

**14' 4" x 12' 0" (4.37m x 3.67m)**

The dining room is accessed from the entrance hall and allows access to the kitchen beyond. This room also allows access to the understairs storage cupboard. The dining room offers a uPVC double glazed window to the rear aspect; carpeted flooring; a pendant light fitting; a gas fire with tiled hearth and television point.



## KITCHEN

**8' 9" x 7' 10" (2.68m x 2.41m)**

The kitchen is reached via the dining room and allows access to the rear porch via a sliding door and bathroom beyond. The kitchen is fitted with a uPVC double glazed window to the side aspect; a range of matching base and eye-level storage units; a recessed one and a half bowl sink; space and plumbing for a washing machine; an electric oven with four ring gas hob over; laminate tile effect flooring and a ceiling mounted strip light.



## BATHROOM

**6' 8" x 8' 4" (2.04m x 2.56m)**

The bathroom is located to the rear of the ground floor, accessed from the rear porch. The bathroom offers a shower cubicle with electric shower; pedestal hand wash basin and low-level WC. In addition this room is fitted with cork tiled flooring; part-tiled walls; a wall mounted light fitting; a pendant light fitting; and a frosted glass uPVC double glazed window to the side aspect.



## MASTER BEDROOM

**14' 4" x 14' 4" (4.39m x 4.39m)**

The master bedroom is located off the first floor landing. This room benefits from a large uPVC double glazed window to the front aspect; carpeted flooring; a pendant light fitting and two wall mounted light fittings; a period cast iron fireplace; television point and recessed storage area.



## BEDROOM TWO

**13' 1" x 14' 4" (4.00m x 4.38m)**

The second double bedroom is also located off the first floor landing with a uPVC double glazed window to the rear aspect; carpeted flooring; a pendant light fitting; period cast iron fire place; a recessed storage area and a wooden panelled door leading to the third bedroom.



## BEDROOM THREE

**9' 0" x 7' 11" (2.75m x 2.42m)**

The third bedroom is accessed via the second bedroom, with timber framed double glazed window to the rear aspect. This room offers wooden floorboards and a pendant light fitting. There is one step down from bedroom two into bedroom three.



EXTERNAL

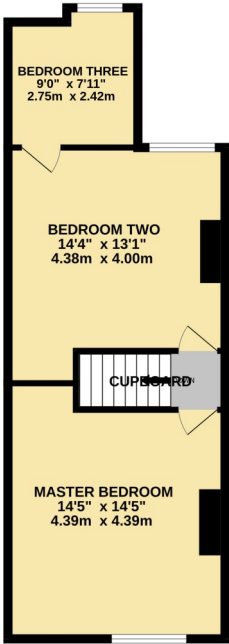
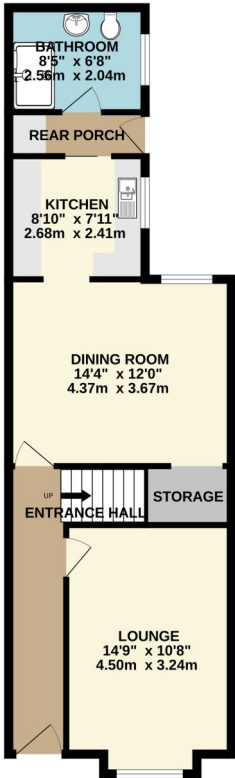
To the front of the property, one will find a paved front garden, which is enclosed to the front aspect by a low-level brick wall and wrought iron gate.

To the rear of the property lies a private rear garden, this space can be accessed via the rear porch door, or via the access path to the rear of the property. The rear garden offers a paved seating area adjacent to the house and a good sized garden area beyond, stocked with a range of mature shrubs and small trees. To the rear of the property is an external tap and a timber storage shed.



GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.7 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 22 F    |           |
| 1-20  | G             |         |           |

# COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in 1899.
- 2. Is there a connected purchase associated with this sale?** This property is sold chain-free, therefore, a purchase can be completed as quickly as a buyer is able to progress their conveyance.
- 3. Who lives in the neighbouring houses?** The owners have advised that on one side live a retired couple, and on the other side, the property is currently vacant.
- 4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** In this location, full fibre broadband is available.
- 6. Which are the current owners favourite aspects of this property?** The current owners have shared that they love the property's remaining original features, its location and proximity to local amenities, as well as the strong sense of community in the area.
- 7. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £50 pcm. The property is in Trafford Council and is a band C, which is currently £1885.16 per annum.