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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 26D Woodfield Road

Broadheath, Altrincham, WA14 4YN



£435,000





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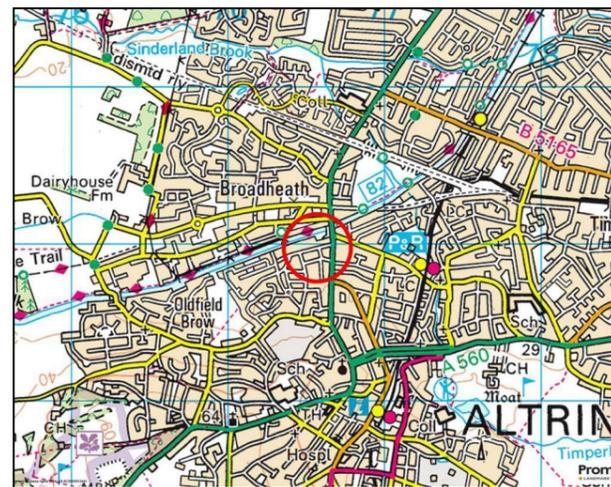
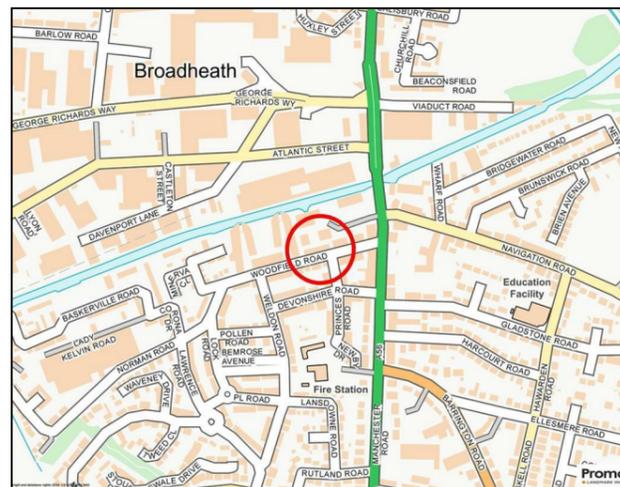
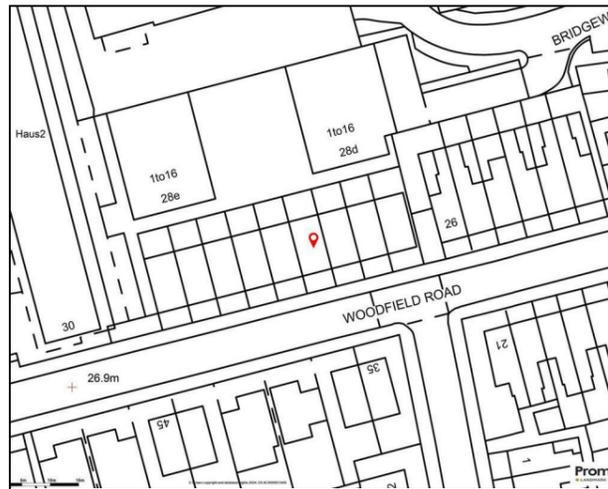
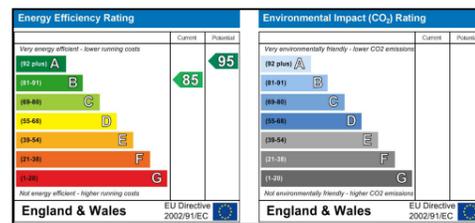


INDEPENDENT ESTATE AGENTS



## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A STYLISHLY PRESENTED MODERN TOWN HOUSE WITH PARKING, LOCATED IN A POPULAR NEIGHBOURHOOD WITHIN WALKING DISTANCE TO LOCAL SCHOOLS, ALTRINCHAM RETAIL PARK AND NAVIGATIONS ROAD METROLINK. 1241sqft.

Hall. WC. Open Plan Live In Dining Kitchen. Lounge. Three Double Bedrooms. Home Office. Two Bath/Showers. Parking. Low maintenance Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A stylishly presented, modern Town House located in a popular neighbourhood within walking distance of excellent schools, local shops, Altrincham Retail Park and close to Navigation Road Metrolink and Altrincham Town Centre.

The well presented property is arranged over Three Floors with the accommodation extending to some 1241 square feet, providing a Hall, WC and Open Plan Live In Dining Kitchen to the Ground Floor and there is a First Floor Lounge, Home Office and Three Double Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.

Externally, there are low maintenance Gardens to the front and rear and the property benefits from Parking for two vehicles located within a secure undercroft carpark to the rear.

Comprising:

Covered Porch. Entrance Hall with staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the sink area. Opaque uPVC double glazed frame window to the front elevation.

Open Plan Live In Dining Kitchen with clearly defined areas. To the Living and Dining Area there are French doors and windows overlooking and providing access to the gardens to the rear. Built in storage cupboard housing the wall mounted gas central heating boiler and Megaflo system. Built in under stairs storage cupboard.

The Kitchen Area is fitted with a range of contemporary base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, microwave combination oven, four ring gas hob with extractor fan over, fridge, freezer, washing machine and dishwasher. Tiled floor.

To the First Floor Landing there is access to a Lounge, Bedroom One and Family Bathroom. A staircase rises to the Second Floor Landing.

Lounge with two double glazed uPVC frame windows to the front elevation.

Bedroom One with double glazed uPVC frame window to the rear elevation and fitted wardrobes with sliding doors.

Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Opaque double glazed uPVC frame window to the rear elevation. Part tiled walls.

To the Second Floor Landing there is access to Two Double Bedrooms, a Shower Room and Home Office. Built in over stairs storage cupboard. Loft access point.

Principal Bedroom Two with double glazed uPVC frame window to the rear elevation.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing a double width enclosed shower cubicle with thermostatic shower over and glazed door, wash hand basin and WC. Inset Velux window. Tiling to the walls.

Bedroom Three with double glazed uPVC frame window to the front elevation.

Home Office with inset Velux window to the front elevation.

The Bedrooms are served by a Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower over and glazed screen, wash hand basin and WC.

Externally, there is a paved path leading to the front door and to the rear a paved Courtyard Garden enclosed within timber fencing.

There is Parking for two vehicles located within a secure undercroft carpark to the rear.

- Leasehold 250 years from 1 November 2016
- Council Tax D

Approx Gross Floor Area = 1241 Sq. Feet  
= 115.3 Sq. Metres

