



\*\*\* A well proportioned three bedroom semi detached home positioned in a popular part of Broadheath \*\*\* This FANTASTIC home benefits from a spacious lounge, kitchen diner, modern fitted three piece bathroom and a large garden to the rear. Ideally located within walking distance to Broadheath Primary School, Altrincham Retail Park, Waitrose and Navigation Metro link. A perfect home for any first time buyers who want to get onto the property ladder or a couple or young family who want excellent schooling or network links. The property is gas central heated and double glazed throughout and viewings come highly recommended. If you think this is your next home contact the office to secure your viewing time slot!!!



**Entrance Hallway**

Double glazed door to the side, ceiling light point and carpeted stairs to the first floor.

**Lounge 14' 0" x 12' 8" (4.264m x 3.861m)**

Laminate flooring, double glazed window to the front, ceiling light point, plug points, television point and wall mounted electric fire.

**Kitchen/Diner 17' 0" x 8' 8" (5.184m x 2.649m)**

A range of fitted wall and base unit cupboards with roll top work surfaces. Space for range cooker, fridge freezer and washing machine. Tile style flooring, tiled splash backs, sink and mixer tap, over head extractor, plug points, two ceiling light points, double glazed window to the rear and a double glazed door to the rear. Understairs storage and space for dining table.

**First Floor Landing**

Carpeted stairs and landing, ceiling light point and double glazed window to the side.

**Bedroom 1 11' 6" x 10' 2" (3.500m x 3.098m)**

Laminate flooring, double glazed window to the front, ceiling light point, wall mounted radiator, plug points and floor to ceiling fitted wardrobes and dressing table.

**Bedroom 2 9' 0" x 8' 8" (2.748m x 2.629m)**

Laminate flooring, ceiling light point, double glazed window to the rear, wall mounted radiator and plug points.

**Bedroom 3 9' 7" x 6' 8" (2.933m x 2.038m)**

Laminate flooring, ceiling light point, double glazed window to the side, plug points and combi boiler.

**Bathroom 7' 8" x 5' 0" (2.327m x 1.516m)**

Three piece bathroom with vanity unit with handwash basin, pedestal W.C and bath with shower over. Fully tiled walls and floor, ceiling light point, wall mounted towel radiator and double glazed window to the rear.

**Externally**

To the front there is a large front garden with lawned areas and a paved path leading down to the side of the property with a wooden gate leading into the rear garden. To the rear there is a large rear garden and a paved patio area.



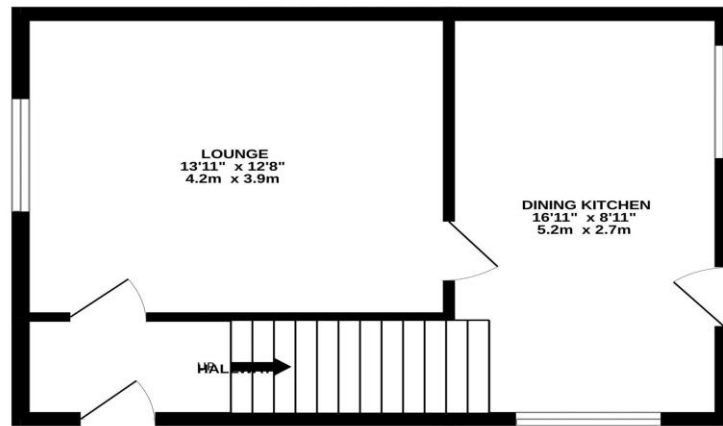




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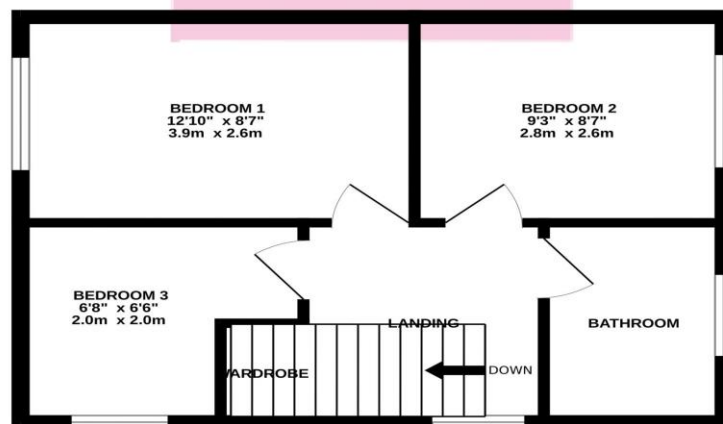
GROUND FLOOR



1ST FLOOR



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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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