



**** A WELL PRESENTED, DETACHED THREE BEDROOM BUNGALOW WITH NO CHAIN!!! **** This SPACIOUS bungalow benefits from THREE good sized bedrooms with the master bedroom benefitting from an en-suite and garden views, a large OPEN plan lounge and dining area filled with plenty of natural light, a fully fitted kitchen, a further three piece bathroom, large driveway to the front and side, a private and well manicured sunny rear garden PLUS a detached garage! The property is gas central heated and double glazed throughout. With only a handful of bungalows within this area they don't stay on the market for long, so early viewings are advised. Contact the office to secure your viewing time slot!!!





Entrance Hallway

Upvc door and window to the side, carpeted flooring, wall mounted radiator, plug points, three ceiling light points and access to all rooms.

Lounge/Diner 21' 7" x 17' 7" (6.57m x 5.36m)

A spacious and naturally light room fully accommodating enough space for both the lounge and dining area. Carpeted flooring, two double glazed windows to the front and two double glazed windows to the side, television point, fireplace and surround, two wall mounted radiators, plug points and access into the kitchen.

Kitchen 11' 2" x 10' 8" (3.4m x 3.25m)

A fully fitted wooden kitchen with a range of wall and base units and a roll top work surface. Integrated fridge/freezer, oven and grill, four ring gas hob and sink with mixer tap. Space for a dishwasher and washing machine. Tiled floor and tiled splash backs, ceiling spotlights, plug points, wall mounted radiator and upvc door to the side.

Bathroom

A three piece bathroom with a bath, pedestal W.C and vanity unit with built in handwash basin. Carpeted flooring, tiled walls, double glazed window to the side and wall mounted radiator.

Master bedroom 13' 0" x 7' 1" (3.96m x 2.16m)

Perfectly positioned overlooking the garden with access via double glazed patio doors with glass side panels. Carpeted flooring, ceiling light point, wall mounted radiator, plug points and en-suite.

En-suite 8' 9" x 4' 5" (2.67m x 1.35m)

A modern fitted en-suite with a shower cubicle, pedestal W.C and vanity unit with handwash basin. Vinyl flooring, ceiling spotlights, double glazed window to the side and wall mounted towel radiator. Currently used as a sitting room.

Bedroom 2 8' 9" x 12' 0" (2.67m x 3.66m)

A spacious second bedroom overlooking the rear garden. A large double glazed window to the rear, carpeted flooring ceiling light point, wall mounted radiator and plug points.

Bedroom 3 8' 9" x 6' 8" (2.67m x 2.03m)

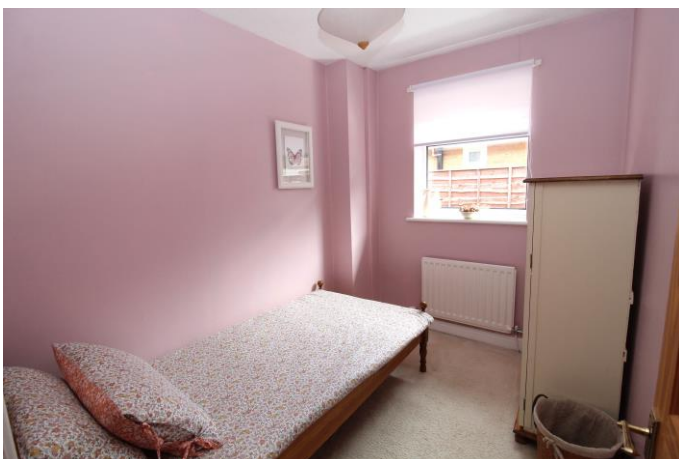
A great sized third bedroom with carpeted flooring, ceiling light point, double glazed window to the side, ceiling light point and wall mounted radiator.

Externally

To the front of the property there is a large lawned area and large paved driveway that continues through some iron gates down the side of the property to the detached garage and rear garden. To the rear there is a spacious, sunny rear garden with a paved patio area, a large lawn with stepping stones to a further patio area and mature flower beds with an array of bushes and shrubs.

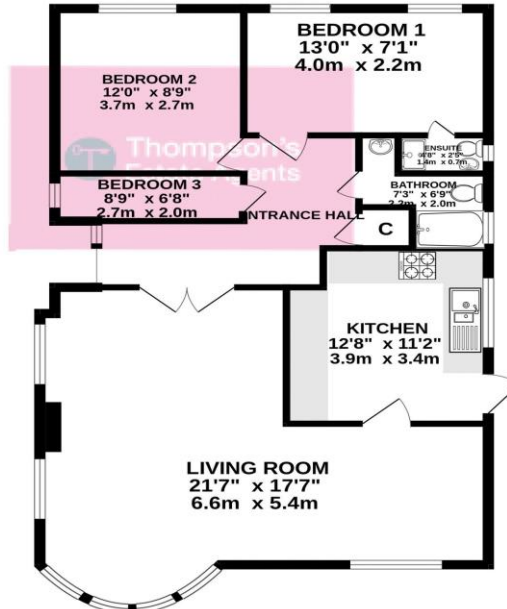
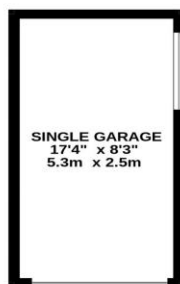
Garage 17' 4" x 8' 3" (5.28m x 2.51m)

A spacious garage fitted with an up and over garage door to the front with power and lighting.





GROUND FLOOR
968 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 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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Energy performance certificate (EPC)

54, Widgeon Road
Broadheath
ALTRINCHAM
WA14 5NP

Energy rating

D

Valid until: **5 April 2026**

Certificate number: **8506-6664-5329-7907-8463**

Property type	Detached bungalow
Total floor area	82 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		