



**** A WELL PRESENTED, THREE BEDROOM, SEMI DETACHED HOME POSITIONED ON A QUITE CUL-DE-SAC within a popular area of Broadheath! This home benefits from a 17 FT lounge, open plan kitchen/diner, conservatory, three bedrooms, a modern fitted three piece bathroom, a sun drenched rear garden, parking to the front of the property plus an additional allocated parking space. The property is gas central heated and double glazed throughout!!! This FANTASTIC home is perfect for all buyers alike - first time buyers, couples, buyers who are upsizing or downsizing!!! Located in a popular residential area, close to local shops such a Waitrose, local schooling – Broadheath Primary School, excellent transport and network links plus close to Altrincham town Centre and Dunham Massey. Viewings are highly recommended and can be arranged by contacting the office.



Entrance Hallway

Upvc door to the front, laminate flooring, ceiling light point, double glazed window to the side, wall mounted radiator, plug point, double doors into the lounge and carpeted stairs to the first floor.

Lounge 17' 5" x 11' 0" (5.303m x 3.365m)

Large double glazed window to the front, laminate flooring, ceiling light point, television point, plug points, wall mounted radiator, gas fire with surround, understairs storage cupboard and access into the kitchen/diner.

Kitchen/Diner 14' 1" x 8' 5" (4.305m x 2.575m)

Fitted with a range of wall and base unit cupboards with roll top work surfaces. Tiled floor, two ceiling light points, plug points, sink and tap, double glazed window to the rear, wall mounted radiator, sliding double glazed door into the conservatory and tiled splash backs. Space for a Range master cooker, fridge freezer and washing machine.

Conservatory 9' 6" x 8' 3" (2.891m x 2.509m)

Double glazed conservatory with double glazed patio doors to the side, ceiling light point, wall mounted radiator and plug points.

First Floor Landing

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

Bedroom 1 14' 0" x 7' 11" (4.266m x 2.418m)

Double glazed window to the front, carpeted flooring, ceiling light point, plug points and wall mounted radiator.

Bedroom 2 10' 5" x 8' 0" (3.166m x 2.429m)

Double glazed window to the rear, carpeted flooring, ceiling light point, plug points and wall mounted radiator. Loft hatch with a drop down loft ladder and partially boarded floor.

Bedroom 3 7' 0" x 6' 1" (2.144m x 1.847m)

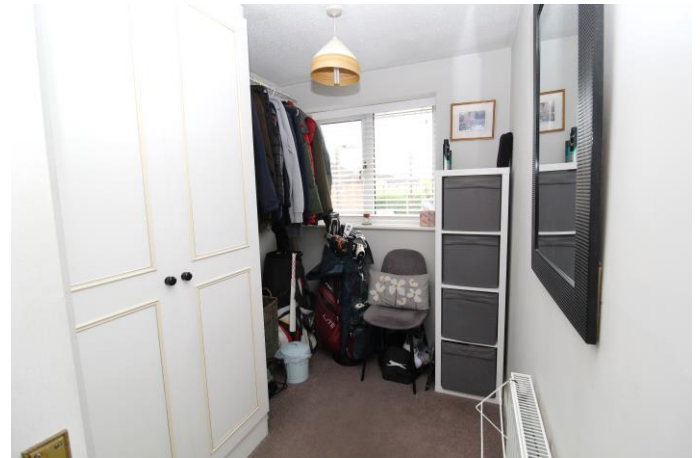
Double glazed window to the front, carpeted flooring, ceiling light point, plug points, storage cupboard and wall mounted radiator.

Bathroom 6' 0" x 5' 8" (1.817m x 1.724m)

A modern three piece bathroom comprising of a bath with shower over, handwash basin and pedestal W.C. Vinyl flooring, double glazed window to the rear, ceiling light point and tiled walls.

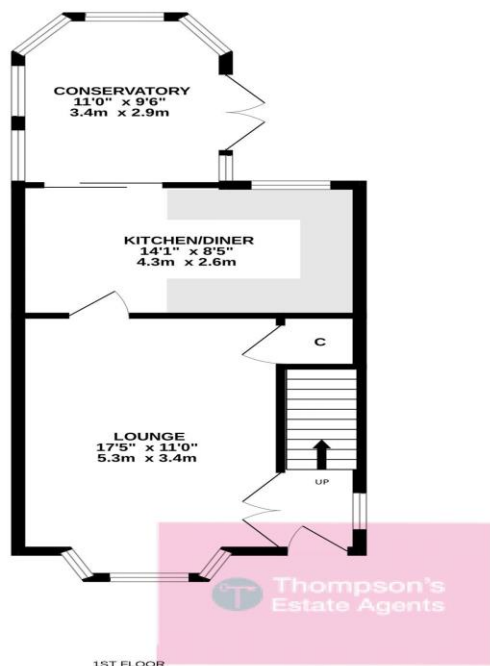
Externally

To the front of the property there is space to park two vehicles, a front garden with a lawn and paved path to the front door and access to the rear garden via a wooden gate. Additionally, there is an additional car parking space within the allocated carpark.

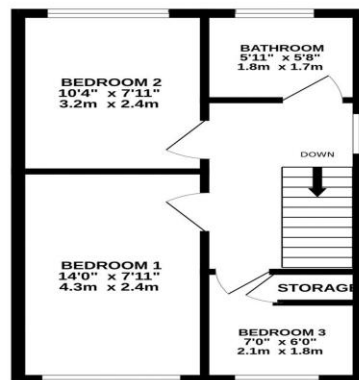




GROUND FLOOR



1ST FLOOR



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)

20 Foxglove Drive
Broadheath
ALTRINCHAM
WA14 5JX

Energy rating

C

Valid until: 22 July 2034

Certificate number: 0390-2857-0430-2224-0061

Property type Semi-detached house

Total floor area 65 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 C. 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		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		