



***** THREE BEDROOM END OF TERRACE HOME WITH NO CHAIN!!! ***** This SPACIOUS home benefits from a large lounge, fully fitted kitchen overlooking the rear garden, a utility space, three great sized bedrooms, a three piece family bathroom, large driveway and sunny rear garden! Double glazed and gas central heated throughout. Positioned on a quiet cul-de-sac within a popular residential area next to Woodstock Park and close to local shops and amenities PLUS within walking distance to Broadheath Primary School! Zoned for outstanding schools. Excellent network and transport links and easy access to Navigation Metrolink, Altrincham town centre, Dunham Massey and the Trans Pennine Trail. Viewings are highly recommended and can be arranged by contacting the office!!



Entrance Hallway

Wooden door to the front, recessed floor mat, ceiling light point, wall mounted radiator, plug point and carpeted stairs to the first floor. Access into the lounge.

Lounge 13' 5" x 12' 6" (4.1m x 3.8m)

Carpeted flooring, ceiling light point, large double glazed window to the front, wall mounted radiator and plug points. Access into the kitchen.

Kitchen/Diner 13' 5" x 9' 2" (4.1m x 2.8m)

A range of wall and base units with roll top work surfaces and tiled splash backs. Two double glazed windows to the rear, ceiling light point, vinyl flooring and many plug point. Gas hob and electric over, space for fridge freezer and dishwasher.

Utility cupboard

Vinyl flooring, ceiling light point, plug point, double glazed window to the side and plumbing for a washing machine.

Broom cupboard

In which the Worcester Bosch boiler is housed.

First Floor Landing

Carpeted stairs, ceiling light point, plug point, double glazed window to the side and loft hatch access.

Bedroom 1 12' 6" x 10' 10" (3.8m x 3.3m)

Carpeted flooring, large double glazed window to the front, ceiling light point, wall mounted radiator and plug points.

Bedroom 2 10' 10" x 9' 2" (3.3m x 2.8m)

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

Bedroom 3 9' 6" x 6' 7" (2.9m x 2.0m)

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

Bathroom 5' 7" x 5' 7" (1.7m x 1.7m)

Three piece bathroom suite with bath, handwash basin and pedestal W.C. Double glazed window to the rear, half tiled walls, vinyl flooring and wall mounted radiator.

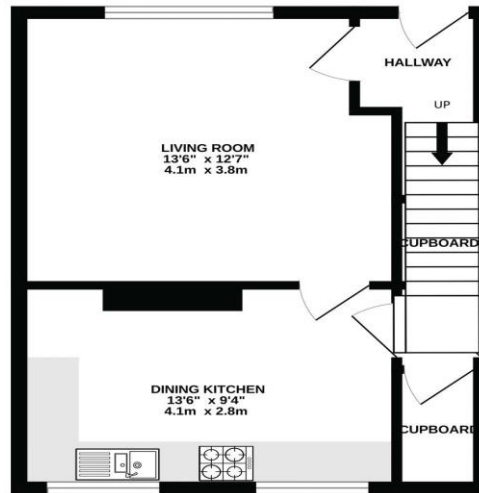
Externally

Large stone driveway to the front suitable for off road parking for two vehicles. Paved path leading to the front door, large front garden and wooden gate to the rear. Spacious sunny rear garden with paved patios, a lawn area, shed and bushes and shrubs.

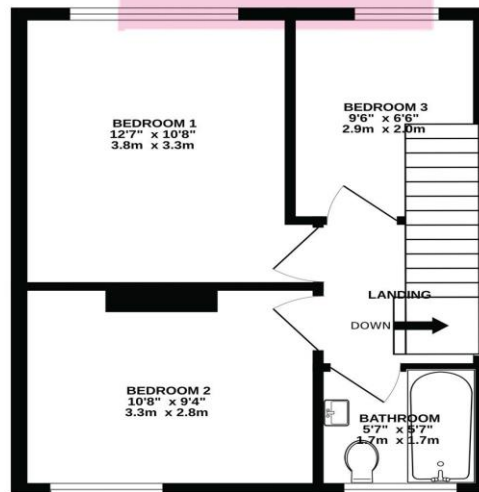




GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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)

42 Woodstock Road
Broadheath
ALTRINCHAM
WA14 5JB

Energy rating

C

Valid until:

22 September 2031

Certificate
number:

2140-2361-4090-6106-
2125

Property type

End-terrace house

Total floor area

68 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		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		