



***** STUNNING, THREE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME
POSITIONED IN HIGHLY DESIRABLE LOCATION AND POSITIONED ON A SIZEABLE PLOT**

***** This IMMACULATE home benefits from a 20FT lounge, spacious conservatory, a modern three piece downstairs bathroom, three great sized bedrooms, four piece modern family bathroom, fitted kitchen, detached garage, 14ft garden room - built in 2023, a HUGE rear garden and a driveway for off road parking to the front PLUS plenty of potential to extend STPP!!! Ready to move straight into, this home would suit first time buyers or a young family! The property is gas central heated and double glazed throughout!!! Perfectly located within walking distance to Broadheath Primary School, Waitrose, Altrincham town centre PLUS close to Navigation Metrolink Station, Dunham Massey and EXCELLENT network and transport links. This property is a credit to the current owners and viewings come highly recommended! Viewings are by appointment only and can be arranged by contacting the office!!!**



Entrance Porch

Upvc porch with tiled flooring, wall light and internal door into the entrance hallway.

Entrance Hall

Laminate flooring, ceiling light point, two wall mounted radiators, plug point, understairs storage and carpeted stairs to the first floor.

Lounge/Diner 20' 0" x 10' 10" (6.1m x 3.3m)

Carpeted flooring, double glazed bay window to the front, two ceiling light points, wall mounted radiator, plug points, television point, tiled open fire place used for decoration and access into the conservatory.

Conservatory 11' 10" x 7' 7" (3.6m x 2.3m)

Upvc conservatory with vinyl flooring, wall mounted radiator, plug points, ceiling light point and television point. Double doors onto the rear garden.

Kitchen 10' 10" x 7' 7" (3.3m x 2.3m)

Shaker style kitchen with a range of wall and base units with roll top work surfaces. Double glazed window to the rear, laminate flooring, ceiling light point, tiled splash backs, plug points and wall mounted radiator. Integrated sink with drainer, electric oven and four ring gas hob with over head extractor. Space for washing machine, fridge freezer and dishwasher.

Downstairs bathroom 8' 2" x 3' 6" (2.50m x 1.065m)

A fully fitted modern bathroom comprising of a double shower cubicle, handwash basin and pedestal W.C. Tiled flooring and walls, ceiling spot lights, wall mounted radiator and double glazed window to the front.

First Floor Landing

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

Bedroom 1 10' 10" x 10' 10" (3.3m x 3.3m)

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

Bedroom 2 10' 10" x 9' 6" (3.3m x 2.9m)

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

Bedroom 3 7' 7" x 5' 3" (2.3m x 1.6m)

Currently used as walk in wardrobe/dressing room. Carpeted flooring, double glazed bay window to the front, ceiling light point, wall mounted radiator, plug points. Wall mounted combi boiler - serviced annually - 10 years old

Family Bathroom 8' 6" x 7' 7" (2.6m x 2.3m)

A spacious and modern four piece family bathroom comprising of a large double built in shower cubicle, bath, handwash basin and pedestal W.C. Double glazed window to the rear, ceiling spot lights, tiled walls and wall mounted chrome towel rail.

Loft

Boarded with a drop down ladder and a light.

Garden room 14' 2" x 7' 6" (4.33m x 2.283m)

Built in 2023 - A spacious additional with plenty of uses. Laminate flooring, ceiling spot lights, plug points, electric heating and plumbing. Double glazed double doors and side windows. External up and down lights and decked area.

Detached garage

A spacious garage perfect for storage with an up and over door and power.

Externally

To the front of the property there is a spacious paved driveway suitable for off road parking and a wooden gate for access to the rear. To the rear there is a huge rear garden with large paved patio, garden room, spacious lawn area with low maintenance beds. Wooden cabin not included.

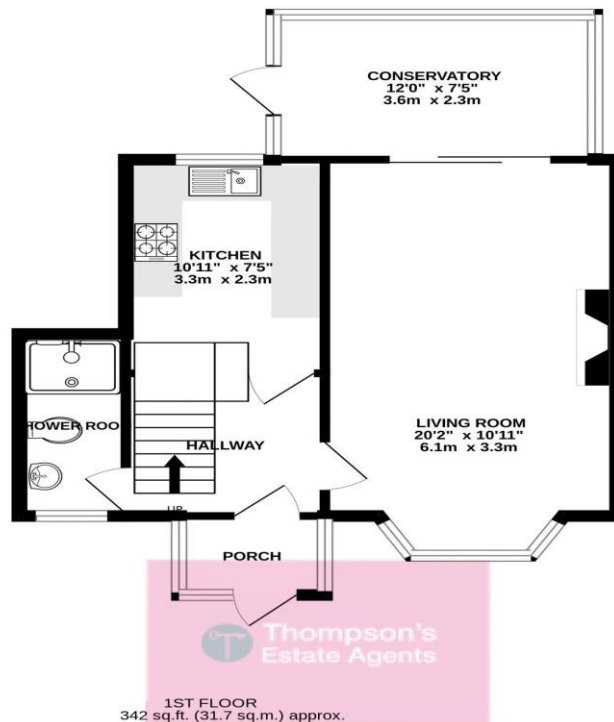




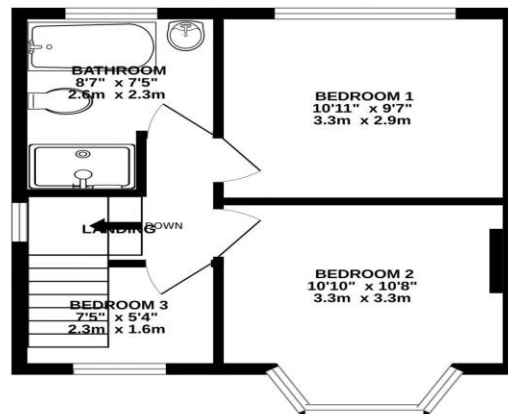
Thompson's
Estate Agents

St. Albans Crescent
Broadheath WA14 5NY

GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 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)

29, St. Albans Crescent
West Timperley
ALTRINCHAM
WA14 5NY

Energy rating

D

Valid until:

23 September 2027

Certificate number:

2178-6044-7291-5543-1960

Property type

Semi-detached 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 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		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		