

Offers in the Region Of £360,000



**** A WELL PRESENTED, THREE BEDROOM END OF TERRACE HOME WITH OFF ROAD PARKING **** This superb family home is situated in a popular location close to local schools, shops and Navigation Metro Link Station. Benefitting from a spacious lounge, kitchen/diner, downstairs W.C with utility space, three well proportioned bedrooms, a three piece bathroom and loft space currently used for additional storage but has potential for a loft conversion STPP!! To the rear there is a spacious garden with newly fitted decking and a driveway to the front. The property is gas central heated and double glazed throughout. An IDEAL home for a first time buyer, young family or buyers who are looking at downsizing. Viewings are by appointment only and can be arranged by contacting the office.





Thompson's
Estate Agents

Bridgewater Road
Altrincham WA14 1LZ

Entrance Hall

Upvc door to the front, wooden flooring, ceiling light point, wall mounted radiator, carpeted stairs to the first floor and access into the lounge.

Lounge 12' 11" x 12' 4" (3.929m x 3.764m)

Wooden flooring, double glazed window to the front, ceiling light point, wall mounted radiator, plug points, television point and decorative chimney breast with wooden beam mantel and slate hearth. Chimney breast is open and could be used for a real fire/stove.

Kitchen/diner 12' 10" x 10' 2" (3.916m x 3.098m)

Tiled flooring, double glazed patio doors, ceiling spot lights, plug points and wall mounted radiator.

Kitchen 9' 11" x 5' 11" (3.022m x 1.815m)

Fitted with shaker style wall and base unit cupboards with a roll top work surface and tiled splash backs. Ceiling spot lights, plug points, double glazed window to the rear, stainless steel sink with taps and half glass and upvc door to the side. Fitted with an electric oven, four ring gas hob and an over head extractor. Space for a dishwasher and fridge freezer. Combi boiler.

W.C / Utility 8' 4" x 2' 8" (2.539m x 0.819m)

Tiled flooring, double glazed window to the side, pedestal W.C, wall mounted handwash basin and space for and plumbing for a washing machine.

First Floor Landing

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

Loft

Board loft with a light and drop down ladder. Currently used for additional storage but has potential for a loft conversion STPP

Bedroom One 12' 5" x 9' 10" (3.780m x 3.001m)

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

Bedroom Two 10' 2" x 9' 11" (3.098m x 3.020m)

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

Bedroom Three 7' 11" x 5' 10" (2.413m x 1.778m)

Carpeted flooring, double glazed window to the front, ceiling light point, wall mounted radiator, plug points and television point. Currently used as a home office.

Bathroom 7' 3" x 5' 10" (2.199m x 1.770m)

Fitted with a white three piece suite comprising of a bath with shower over, handwash basin and pedestal W.C. Vinyl flooring, ceiling spotlights, double glazed window to the rear and wall mounted towel radiator.

Externally

To the front there is a driveway suitable for off road parking and wooden gates to access the rear. To the rear there is a spacious lawned garden with a large decked area that has recently been fitted.

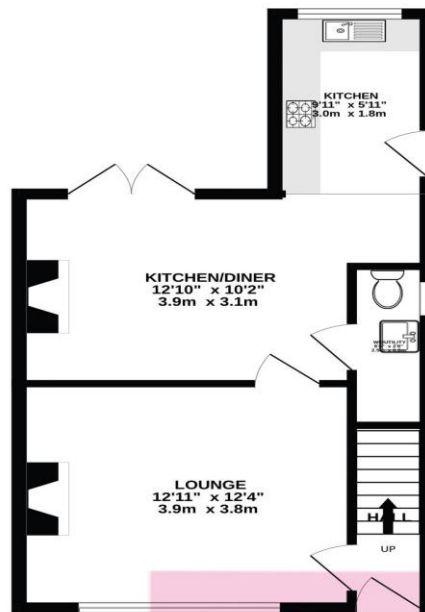




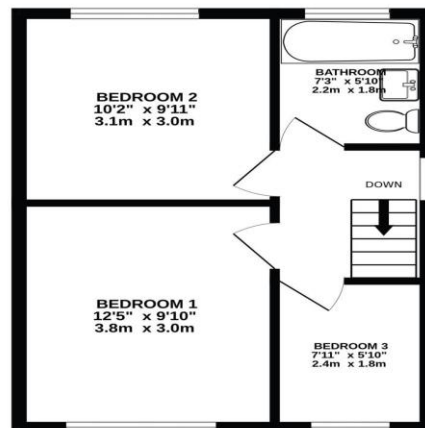
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GROUND FLOOR



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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