

*** Immaculate, two double bedroom period mid terrace home *** This beautiful home has well and truly been looked after and is ready to move straight into! *** This spacious home offers two large reception rooms, a fully fitted kitchen, utility room, downstairs W.C, two double bedrooms, a large bathroom, yard and sunny rear garden! Perfect location with walking distance to Navigation Metrolink, Altrincham Retail Park, Altrincham Town Centre, Broadheath Primary School, John Leigh Park PLUS A56 into Manchester, M60 and M56. The perfect home for a first time buyer, young couple and professionals. The property is gas central heated and double glazed throughout. Viewings are by appointment only and can be arranged by contacting the office.



Entrance Hall

Composite front door with transom window above with the door number etched within the glass. Recessed floor mat, wood effect laminate flooring, plug point and ceiling light point.

Lounge

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

Dining Room

Wood effect laminate flooring, ceiling light point, plug points, double glazed window to the rear, wall mounted radiator, fireplace and surround, carpeted stairs to the first floor and access into the kitchen.

Kitchen

A fully fitted kitchen with a range of shaker style wall and base unit cupboards, roll top work surfaces and tiled splash backs. Tiled flooring, large double glazed window to the side, ceiling spot light, plug points and wall mounted column radiator. Integrated Zanussi hob and extractor, electric oven, microwave. and stainless steel sink with drainer and mixer tap. Space for a fridge freezer. Access into the utility room.

Utility room

Tiled flooring, ceiling light point, plug points, electric underfloor heating, double glazed window and half glass/upvc door to the side. Shaker style base unit cupboards with roll top work surfaces and tiled splash backs. Space for a washing machine. Access to the downstairs W.C

Downstairs W.C

Tiled flooring, electric underfloor heating, two wall lights, Wainscoting panelled walls, double glazed window to the side and pedestal W.C and large handwash vanity basin with chrome hardware.

First Floor Landing

Carpeted stairs and landing, ceiling light point, wall mounted radiator, plug point and loft hatch access. The loft is boarded with a drop down ladder and light.

Bedroom One

LVT flooring, double glazed window to the front fitted with window shutters, ceiling light point, plug points, wall mounted radiator and cast iron fireplace surround.

Bedroom Two

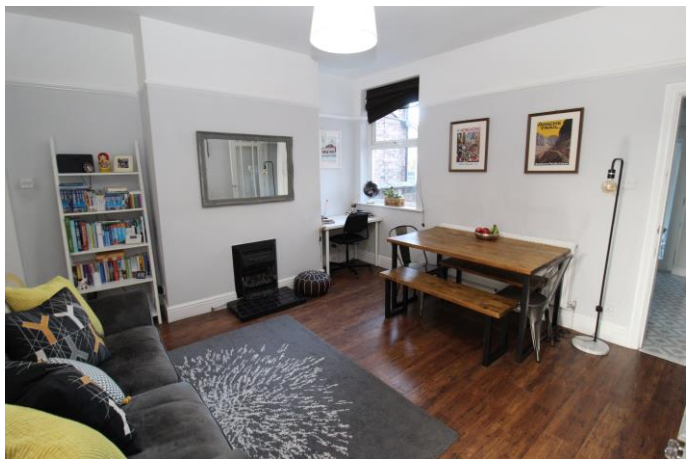
Carpeted flooring, ceiling light point, plug points, television point, double glazed window to the rear, wall mounted radiator, storage cupboard and cast iron fireplace surround.

Bathroom

Three piece bathroom suite with pedestal W.C, handwash basin and bath with a shower over. Ceiling light point, wall mounted radiator, double glazed window to the side and large airing cupboard with combi boiler.

Externally

To the front there is a low lying brick built wall with iron gate and paved path leading to the front door. To the rear there is a private paved yard with wooden gate leading to a sunny rear garden with a laid lawn and flower beds with trees and shrubs.

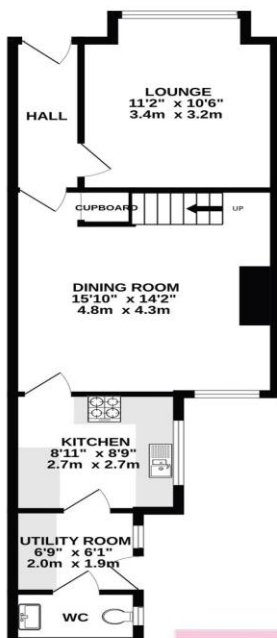




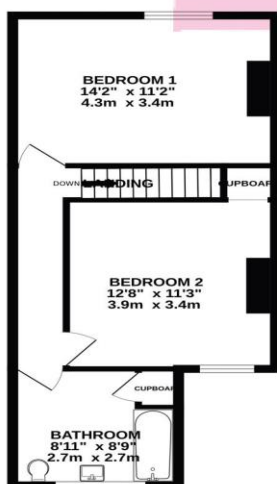
Thompson's
Estate Agents

Sinderland Road
Broadheath WA14 5ET

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



SINDERLAND ROAD, ALTRINCHAM WA14 5ET

TOTAL FLOOR AREA : 967 sq.ft. (89.8 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)

8 Sinderland Road
Broadheath
ALTRINCHAM
WA14 5ET

Energy rating

D

Valid until:

18 March 2035

Certificate number:

9218-3048-6207-5175-0200

Property type

Mid-terrace house

Total floor area

90 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		