



**** NO CHAIN **** A spacious and attractive two bedroom, end of terrace home located within walking distance to Navigation Metrolink/railway station, Navigation School and Altrincham **** This superb home benefits from a spacious porch with new composite doors, two large reception rooms, a modern fitted kitchen, two great sized bedrooms each with built in storage and a modern three piece bathroom. To the front there is residents on street parking and to the rear there is a large Indian Stone paved garden with a brick built outhouse and sunny block paved yard. The property is gas central heated and double glazed throughout. Recently redecorated and is ready to pick your bags up and move straight into! A great first time buyer home for a young couple, small family, young professionals or even as an investment. Viewings are by appointment only and can be arranged by contacting the office.



Entrance Porch 5' 3" x 2' 10" (1.606m x 0.856m)

Composite door to the front, double glazed window to the side, carpeted flooring, wall light and internal composite door into the lounge.

Lounge 13' 8" x 11' 9" (4.159m x 3.574m)

Carpeted flooring, ceiling light point, double glazed window to the front, two wall lights, wall mounted radiator, fireplace and surround, plug points, television points and meter cupboards.

Dining Room 13' 7" x 11' 1" (4.149m x 3.388m)

Carpeted flooring, double glazed window to the rear, ceiling light point, wall mounted radiator, plug points, wall mounted electric fire, under the stairs storage cupboard and access into the kitchen.

Kitchen 13' 8" x 7' 4" (4.172m x 2.225m)

Fitted with a range of white gloss wall and base units with roll top worksurfaces and tiled splash backs. Vinyl flooring, ceiling spot lights, two double glazed windows to the side, half glass composite door to the side, plug points, and wall mounted chrome radiator. Stainless steel sink with mixer tap, gas hob, over head extractor, electric oven and built in fridge freezer. Space for washer, dryer and dishwasher.

Hall and landing

Carpeted stairs and landing, ceiling light point and access to all first floor rooms.

Bedroom One 13' 10" x 11' 8" (4.206m x 3.559m)

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

Bedroom two 11' 3" x 9' 5" (3.417m x 2.864m)

Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator, plug points and built in storage. Loft hatch access. The loft is boarded with a drop down ladder and a light.

Bathroom 7' 7" x 6' 6" (2.302m x 1.981m)

White three piece bathroom suite comprising of a bath with shower over, vanity handwash basin and pedestal W.C. Tiled walls and flooring, ceiling spot lights, wall mounted towel radiator, double glazed window to the rear and shaver socket.

Externally

To the front of the property there is a low lying brick wall with a flagged path. To the rear of the property there is a spacious garden patio that is paved with Indian Stone, a brick built raised flower bed, an outside tap and a brick built out house useful for outdoor storage.



**Thompson's
Estate Agents**

Brunswick Road
Altrincham WA14 1LR
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Altrincham WA14 1LR
**Offers in Excess of
£310,000**



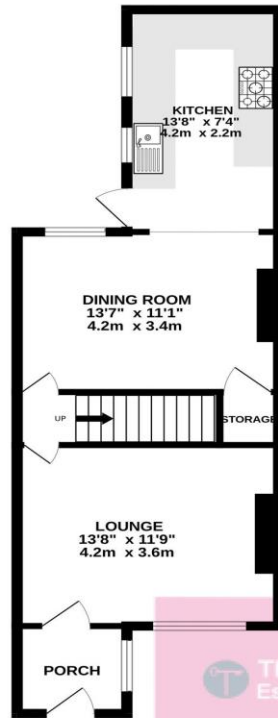
Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA
Phone: 01615324455, Email: hello@thompsonsestateagents.com
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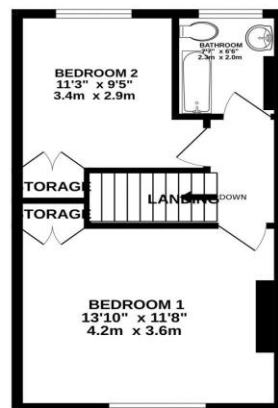
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GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



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



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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)

60, Brunswick Road
ALTRINCHAM
WA14 1LR

Energy rating

E

Valid until:

6 March 2029

Certificate number:

8404-9435-4229-5706-0713

Property type

end-terrace house

Total floor area

76 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 E. It has the potential to be C.

[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		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		