



\*\*\*\* TWO BEDROOM, SEMI DETACHED HOME POSTIONED ON A SPACIOUS CORNER PLOT \*\*\* This well presented home comes with NO CHAIN and benefits from an entrance porch, separate lounge, kitchen/diner with built in appliances, two great sized bedrooms and a modern three piece bathroom. Outside there is plenty of space to extend (STPP) with well maintained lawns to the front and side and a large low maintenance garden and driveway to the rear. The property is double glazed and gas central heated throughout. Located in a popular residential part of Broadheath with walking distance to Broadheath Primary School and Waitrose PLUS easy access to Navigation Metro Link, the M60 and M56, great transport and network links, Altrincham Town Centre and Dunham Massey. Viewings come highly recommended and can be arranged by contacting the office.





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**Entrance Porch** 5' 3" x 3' 7" (1.599m x 1.101m)

Composite door to the front, double glazed window to the side, laminate flooring, ceiling light point and internal door into the lounge.

**Lounge** 15' 10" x 11' 10" (4.820m x 3.614m)

Double glazed window to the front, carpeted flooring, two ceiling light points, wall mounted radiator, electric fireplace with surround, plug points and television point. Carpeted stairs to the first floor and access into the kitchen.

**Kitchen/Diner** 11' 10" x 8' 10" (3.608m x 2.691m)

Fitted with a range of wall and base unit cupboards with roll top work surfaces and tiled splash backs. Vinyl flooring, ceiling light point, plug points, wall mounted radiator and double glazed door to the garden with double glazed side panels. Integrated four ring gas hob with over head extractor, electric oven, fridge freezer and space for washing machine.

**First Floor Landing**

Carpeted stairs and landing, ceiling light point, wall mounted radiator, plug point, loft hatch and access to all rooms.

**Bedroom One** 11' 10" x 8' 10" (3.613m x 2.691m)

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

**Bedroom Two** 9' 11" x 8' 10" (3.017m x 2.683m)

Carpeted flooring, double glazed window to the rear, ceiling light point, plug points, wall mounted radiator and built in wardrobes with mirrored sliding doors.

**Bathroom** 8' 11" x 4' 7" (2.720m x 1.403m)

A modern fitted three piece suite with a bath with shower over, pedestal W.C and handwash basin. Double glazed window to the side, ceiling spot lights, wall mounted towel radiator and large airing cupboard with combi boiler.

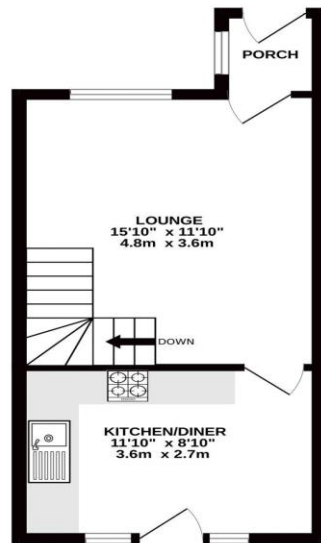
**Externally**

To the front and side of the property there are well kept lawns with a block paved path leading to the front door and side gate to the rear garden. To the rear there is a low maintenance and spacious garden area with a block paved patio, a stepped up gravel area and mature flower beds to the side with shrubs and bushes. There is a further block paved patio at the top of the garden with a wooden gate to access to the driveway.



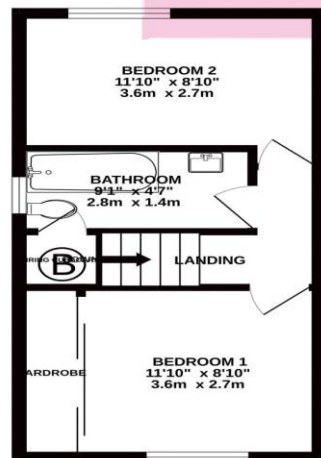


GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.

Thompson's  
Estate Agents



AVOCET DRIVE, ALTRINCHAM WA14 5NR

TOTAL FLOOR AREA : 597 sq.ft. (55.5 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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