



**** Well presented, two double bedroom semi detached home, positioned on a quiet cul-de-sac ****
This FANTASTIC home benefits from a spacious lounge, kitchen and dining area with patio doors overlooking the sunny rear garden, two double bedrooms, a three piece bathroom and a usable loft with a window, power and a drop down ladder. Outside to the front you will find a double driveway and to the rear a sunny well maintained garden with patio area, large lawn, mature beds and the potential to extend to the side and rear (STPP) The property is gas central heated and double glazed throughout. Located within a popular residential area, tucked away in a quiet cul-de-sac but still with excellent locality to Broadheath Primary School, Navigation Metrolink, Altrincham Town Centre, local shops, parks, Dunham Massey PLUS excellent transport and network links. An IDEAL first home or perfect if you are looking to downsize. Viewings are by appointment only and can be arranged by contacting the office.





**Thompson's
Estate Agents**

Tern Close
Broadheath WA14 5LR

**Offers in Excess of
£285,000**

Lounge

Composite front door, large double glazed window to the front, laminate flooring, ceiling light point, plug points, television point, wall mounted radiator, fireplace with surround and mantel. Access into the kitchen and carpeted stairs to the first floor.

Kitchen/Diner

Fitted with a range of wall and base unit cupboards and roll top worksurfaces and tiled splash backs. Stainless steel sink with mixer tap and space for a fridge-freezer, washing machine and cooker. Laminate flooring, ceiling light point, plug points, wall mounted radiator, double glazed patio doors onto the rear garden and a combi boiler. Understairs storage.

First Floor Landing

Carpeted stairs, double glazed window to the side, carpeted landing, ceiling light point, plug point and access to all rooms. Loft hatch.

Loft

Hatch with a drop down ladder, carpeted flooring, ceiling light point, double glazed window to the side, plug points and telephone point.

Bedroom One

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

Bedroom Two

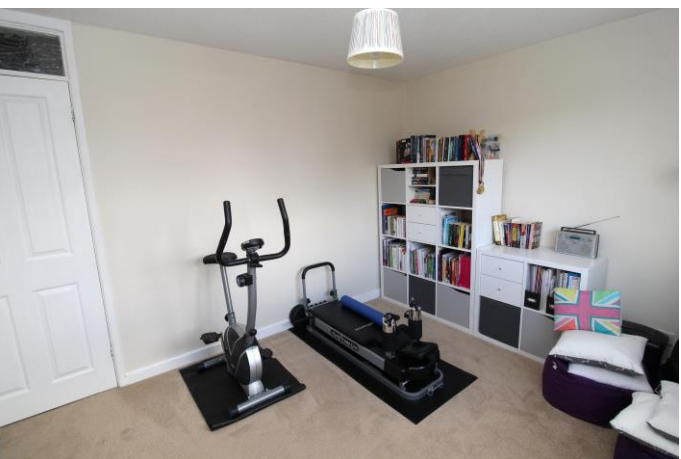
Carpeted flooring, large double glazed window to the front, ceiling light point, wall mounted radiator and plug points.

Bathroom

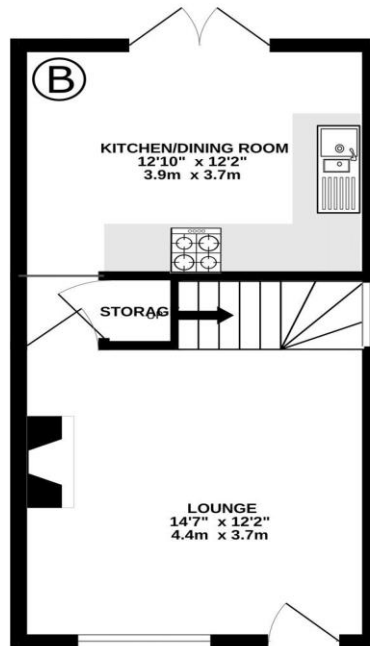
A three piece white suite comprising of a bath with shower over, pedestal W.C and handwash basin. Tiled flooring, tiled walls, ceiling spot lights, double glazed window to the side and wall mounted towel radiator.

Outside

To the front there is a large driveway with a block paved border and stones. To the rear of the property there is a well kept garden with a lawned area, mature borders, patio area and further paved area with a shed for storage. Waterproof double electric socket at the bottom of the garden and wooden gate to the side to access the driveway.

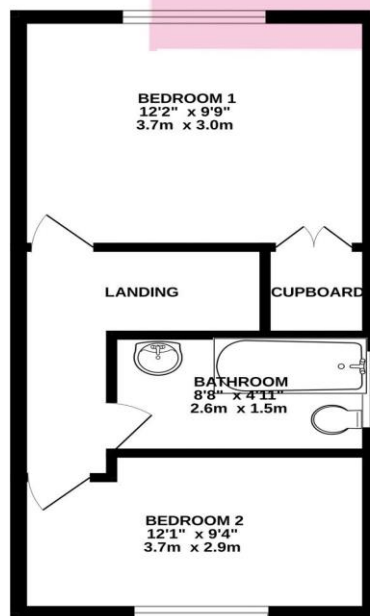


GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.

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TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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