



\*\*\*\*\* TWO BEDROOM end of terrace home positioned on a larger than average plot with huge potential to extend (STPP) with NO CHAIN!!! \*\*\*\*\* This well maintained home benefits from a separate lounge, modern fitted kitchen with dining space, two double bedrooms, a modern bathroom, off road parallel parking space for two vehicles and a HUGE rear garden that is not overlooked. The property is gas central heated and double glazed throughout. Located on a quiet cul-de-sac within a popular residential area close to excellent schooling and within walking distance to Broadheath Primary School, local shops and amenities PLUS excellent network and transport links and just a short distance to Altrincham Town Centre and Dunham Massey. Viewings are by appointment only and can be booked in by contacting the office!!!





**Thompson's  
Estate Agents**

**Sheldrake Road**  
Altrincham WA14 5LJ

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### **Entrance Hall**

Upvc door to the front, ceiling light point and recessed door mat. Internal door into the lounge.

### **Lounge**

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator, plug points, television point and under stairs storage cupboard. Carpeted stairs to the first floor and access into the kitchen/diner.

### **Kitchen/Diner**

A modern fitted shaker style kitchen with a range of wall and base unit cupboards and roll top work surfaces with tiled splash backs. Tiled flooring, ceiling light point, plug points, double glazed door and window to the rear and wall mounted radiator. Space for a fridge freezer, cooker, washing machine and dryer.

### **First Floor Landing**

Carpeted stairs and flooring, ceiling light point, plug point and loft hatch. Access to all rooms. Loft hatch access - partially boarded

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bathroom**

A modern fitted three piece bathroom with a shower over the bath, pedestal W.C and handwash basin. Tiled walls and vinyl flooring, ceiling spot lights and double glazed window to the side.

### **Outside**

To the front of the property there is a lawn area and off road parallel parking space for two vehicles. To the rear there is a large, private rear garden with a large lawn area, mature hedges and bushes, a paved patio and wooden gate to the front.

### **Tenure**

The property is leasehold 999 years £60 per annum Shenstone



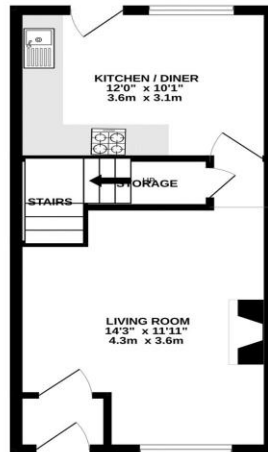




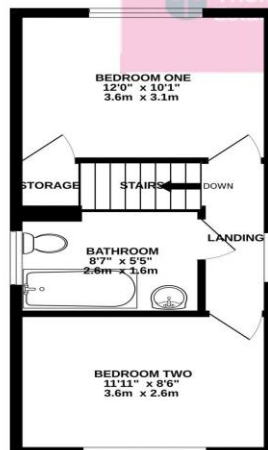
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GROUND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



SHELDRAKE ROAD, ALTRINCHAM, CHESHIRE, WA14 5LJ

TOTAL FLOOR AREA : 631 sq.ft. (58.7 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)

30, Sheldrake Road  
Broadheath  
ALTRINCHAM  
WA14 5LJ

Energy rating

C

Valid until:

18 January 2029

Certificate number:

9238-8067-6289-5771-1970

Property type

End-terrace house

Total floor area

59 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 C. 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             |         | 86 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |