



**** THREE BEDROOM SEMI DETACHED HOME WITH NO CHAIN **** A fantastic opportunity for first time buyers or a young family to purchase this property, add your own stamp and make this house your home!!! Benefiting from an entrance vestibule, spacious 14FT lounge, open plan kitchen and diner, three well proportioned bedrooms, a three piece bathroom, well manicured garden to the front, driveway to the side for off road parking and a well maintained rear garden. The property is gas central heated and double glazed throughout. Perfectly positioned in a popular residential area close to excellent schooling including 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!!!





Entrance Hallway

Upvc door to the side, laminate flooring, ceiling light point, double glazed window to the front, plug point, alarm box, access into the lounge and carpeted stairs to the first floor.

Lounge

Laminate flooring, double glazed boxed bay window to the front, ceiling light point, wall mounted radiator, fire place with surround, plug points, television point and access into the kitchen.

Kitchen/Diner

Fitted with a range of wooden wall and base unit cupboards, roll top worksurfaces and tiled splash backs. Tiled flooring, ceiling light point, wall mounted radiator, plug points, double glazed window and upvc doors with window to the rear and space for a fridge freezer and washing machine. Built in gas hob with over head extractor and oven. Large under the stairs storage cupboard.

First Floor Landing

Carpeted stairs and landing, double glazed window to the side, plug point, storage cupboard with the boiler, loft hatch and access to all rooms.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Floor boards, double glazed window to the front, ceiling light point, plug point and wall mounted radiator.

Bathroom

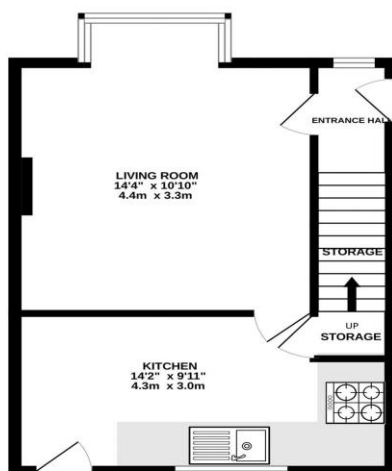
A fitted three piece bathroom suite comprising of a bath with a shower over, handwash basin and pedestal W.C. Tiled walls, vinyl flooring, wall mounted radiator and double glazed window to the rear.

Externally

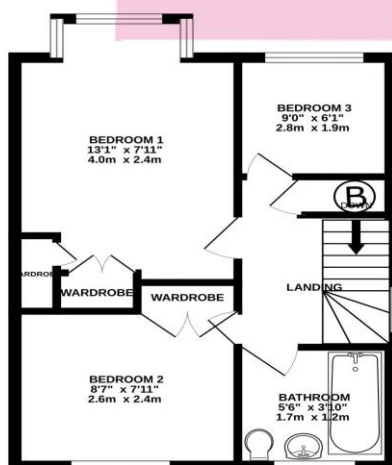
To the front of the property there is a driveway to the side of the property suitable for off road parking, a well kept front garden, with a well maintained front lawn surrounded by flower beds and a wooden gate to the side to access the back garden. To the rear there is a spacious garden with a sizeable lawn, flower beds and a wooden shed.



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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