



## 23 Coltsfoot Drive

Broadheath, Altrincham, WA14 5JY

£325,000

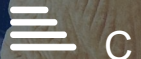
We are absolutely delighted to offer onto the property market this stunning, recently decorated and updated, three bedroom semi detached house on the highly desirable Poko estate. The property is beautifully presented and occupies a beautiful south facing plot, with a generous and maturely planted garden. Ideally situated equidistant between Timperley village and Altrincham town centre, the property is also a short walk from the Metro link and the excellent commuter routes, as well as offering catchment to the fantastic local primary and secondary schools.

In brief the property comprises an entrance hall, living room, kitchen/ dining room and sunroom. Upstairs the property has three bedrooms and a modern bathroom. Outside to the front is a garden mainly laid to lawn and a driveway. To the rear of the property is a generous south facing garden mainly laid to lawn with stocked borders and mature planting, along with a generous patio area. Also to the rear of the patio is a plot for a garage and parking. First to see will buy!!

- STUNNING THREE BEDROOM SEMI DETACHED
- HIGHLY DESIRABLE POKO ESTATE
- SOUGHT AFTER LOCATION BETWEEN TIMPERLEY & ALTRINCHAM
- SPACIOUS LIVING ROOM
- DELIGHTFUL SUNROOM
- THREE BEDROOMS
- MODERN BATHROOM
- SOUTH FACING GARDEN
- DRIVEWAY PARKING & SPACE FOR GARAGE TO REAR
- MUST VIEW!

### Viewing

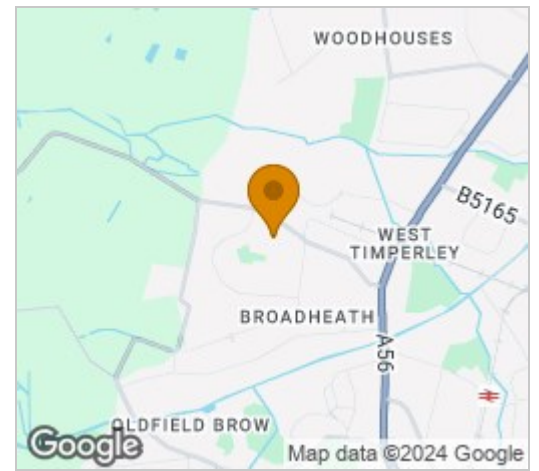
Please contact our Let n Sell Office on 07958 253511 if you wish to arrange a viewing appointment for this property or require further information.



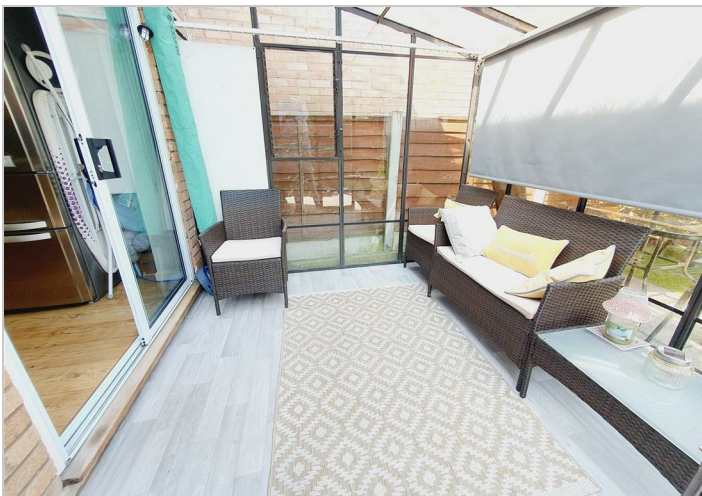
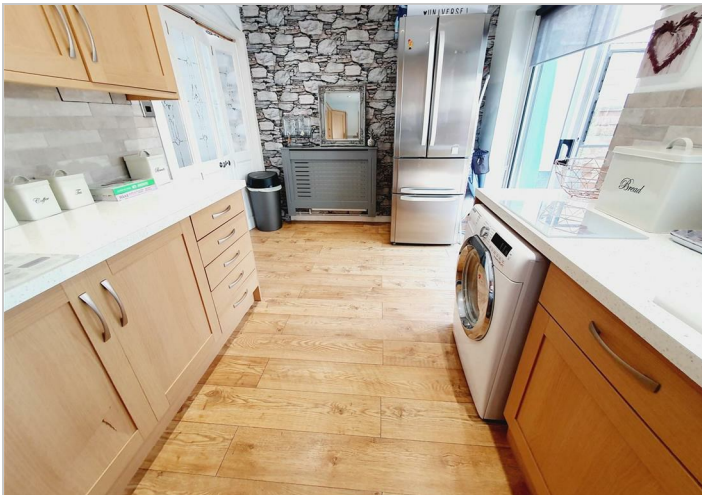
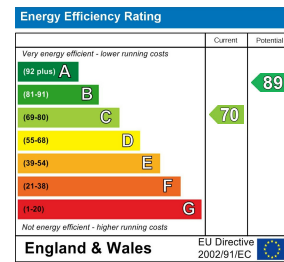
## Floor Plan



## Area Map



## Energy Efficiency Graph



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