



2 Broomhall Drive, Shavington, CW2 5SW
£330,000

PROPERTY
PERSPECTIVE

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

There are local schools easily accessible from the property and excellent road connections to the A500 and M6 motorway network. Local bus routes also service the area along with Crewe Railway Station with fast access to London and other major cities across the country.

ENTRANCE HALL

stairs rising to the first-floor landing and doors leading to all ground floor rooms.

LOUNGE AREA 16'4" x 10'9" (5.0 x 3.3)

dual aspect room with windows to the front & side. Carpet fitted.

KITCHEN DINING FAMILY ROOM 22'3" x 14'5" (6.8 x 4.4)

Extended kitchen family dining area. Sliding patio doors to the garden, door leading to the driveway, window to the side and Velux roof light. There is a range of cream, high gloss wall & base units incorporating cupboards & drawers with work surfaces over. There is an inset hob, integrated double oven, fridge/freezer, dishwasher and space & plumbing for washing machine as well as American fridge/freezer. There is wood flooring fitted through out, ample space for dining and sitting.

CLOAKROOM WC

Low level wc, wash hand basin

FIRST FLOOR LANDING

Access to all rooms, carpet flooring

BEDROOM 12'5" x 11'1" (3.8 x 3.4)

Double glazed window, carpet flooring

BEDROOM 13'9" x 9'2" (4.2 x 2.8)

Double glazed window, carpet flooring

SHOWER ROOM

Fitted with a modern suite of low-level WC, wash hand basin and shower enclosure with shower, shower screen and tray fitted. There are part tiled walls, Velux window and heated towel rail

SECOND FLOOR LANDING

BEDROOM 16'8" x 11'1" (5.1 x 3.4)

Double glazed window, carpet flooring

BEDROOM 10'9" x 8'10" (3.3 x 2.7)

Double glazed window, carpet flooring

EN SUITE

Fitted with a modern suite of low-level WC, wash hand basin and shower enclosure with shower, shower screen and tray fitted. There is part tiled wall and heated towel rail.

BATHROOM

Fitted with a modern suite of low-level WC, wash hand basin, bath and shower enclosure. There are part tiled walls, obscured glazed window to the front and heated towel rail

OUTSIDE

There is driveway parking that provides off road parking for three cars and leads to the SINGLE DETACHED GARAGE with up and over door to the front. The rear garden is enclosed being laid to lawn with a patio seating area.

