



Woodfield Road, Cheshire, Altrincham, WA14

Guide Price: £450,000

Freehold

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This STUNNING Modern End Town House is located on the popular Woodfield Road, Altrincham and offers easy access to Altrincham Town Centre, motorway networks and several green spaces including John Leigh Park. With Three/ Four Bedrooms, Open Plan Living, Three Bathrooms and Downstairs WC and underground parking a viewing of this home is an absolute MUST!

This beautifully presented home offers accommodation over three floors. You enter this gorgeous home into a spacious entrance hall, immediately on your right is the downstairs WC. To the rear of the ground floor there is an open plan kitchen/ diner/ living area offering ample space for the whole family to dine and relax. The kitchen area is fitted with a modern range of base and eye level units with integral appliances. There are also two large storage cupboards, one housing the boiler.

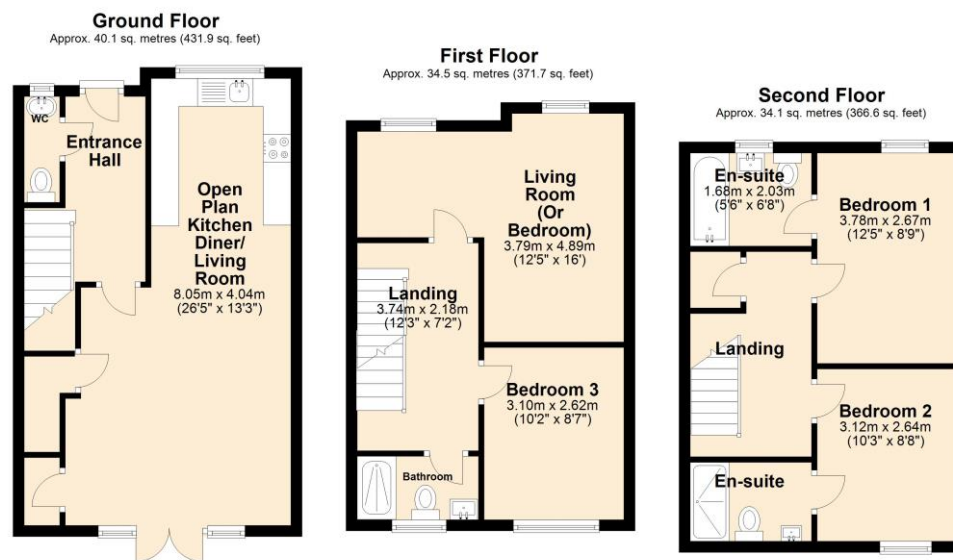
The first floor reveals a large bedroom (currently being used as a living room) and a further double bedroom. There is also a contemporary fitted bathroom with walk in shower, WC and wash hand basin.

The second floor is home to a further TWO DOUBLE bedrooms. The main bedroom with fitted sliding mirrored wardrobes and a en-suite bathroom furnished with a bath with shower over, WC and wash hand basin. The second bedroom also has the added benefit of a full en-suite shower room.

Externally there is an enclosed low maintenance garden with rear gated access. The property also comes with underground secure parking for two vehicles

An ideal purchase for professional couples or growing families.

- Freehold
- EPC Grade B
- Council Tax Band D



Total area: approx. 108.7 sq. metres (1170.2 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		94
A		
(81-91)	84	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.