

**\*\*\*\*WELL PRESENTED AND SPACIOUS THREE BEDROOM FAMILY HOME\*\*\*\***

This well loved end of terraced home is ready to pick your bags up and move straight into and would be perfect for a young family or first time buyers. Benefitting from a spacious separate lounge, 20FT open plan kitchen and dining space, three well proportioned bedrooms, a three piece bathroom, plenty of built in storage, a spacious sunny three tiered garden, shed for storage and large driveway to the front. Located on the next road to Oldfield Brow Primary School, walking distance to Altrincham town centre and Navigation Metrolink PLUS within close proximity to Dunham Massey, local shops excellent schooling, network and transport links. The property is gas central heated and double glazed throughout. Viewings are by appointment only and can be arranged by contacting the office.





### **Entrance Hallway**

Composite door to the front, laminate flooring, ceiling light point, wall mounted radiator, carpeted stairs to the first floor and access into the lounge.

### **Lounge**

Full of original features such as coving, picture and dado rails and a built in dresser. Laminate flooring, ceiling light point, two wall lights, large double glazed window to the front, television point, plug points, wall mounted radiator and electric fire.

### **Kitchen**

Fitted with a range of shaker style wall and base unit cupboards with roll top worksurfaces with matching upstands and tiled splash backs. Tiled flooring, ceiling spot lights, double glazed window to the side and plug points. Integrated dishwasher, four ring gas hob with over head extractor and electric oven. Space for a fridge freezer and washing machine.

### **First Floor Landing**

Carpeted stairs and landing, double glazed window to the side, plug points, storage cupboard and loft hatch access.

### **Bedroom One**

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

### **Bedroom Two**

Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator, plug points and cast iron fire place.

### **Bedroom Three**

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

### **Bathroom**

A three piece bathroom comprising of a bath with electric shower over, handwash basin and pedestal W.C. Vinyl flooring, ceiling

### **Outside**

To the front of the property there is a large paved driveway suitable for off road parking for multiple vehicles and a wooden gate to the side to access the shed. To the rear there is a spacious garden benefitting from three tiered areas, a decked area and two grass areas.

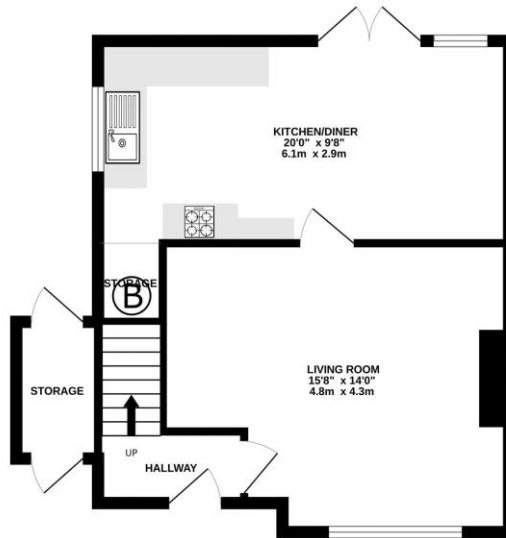




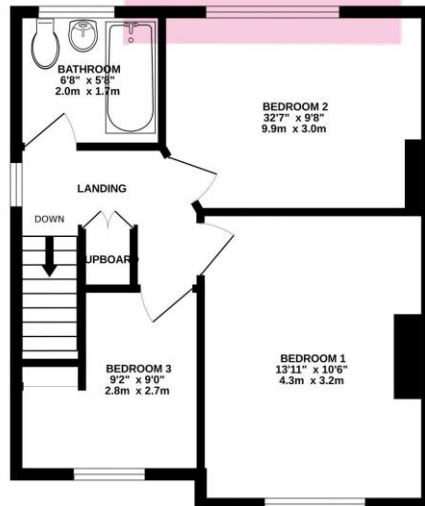
**Thompson's  
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**Hillcroft Road**  
Oldfield Brow WA14 4JE

GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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