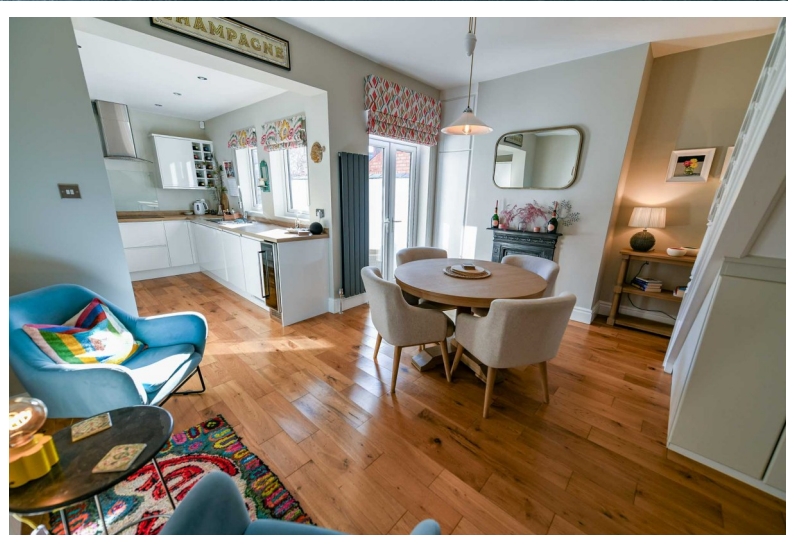




Pollen Road, Broadheath, WA14
Offers In Excess Of £400,000



Property Features

- Two Double Bedroom Terrace Property
- Double Glazed Throughout
- Recently Renovate to an Impressive Specification
- Open-Plan Kitchen-Diner
- High Specification Finish Throughout
- Short Walk to John Leigh Park
- On Street Residents Permit Parking
- Ten Minutes Walk to Metro Link Station
- Short Walk to Amenities offered in Altrincham
- In Catchment for Trafford Schools

Full Description

Beautifully presented two double bedroom mid-terraced house on the Linotype development. This property has been carefully modernised to a high standard, with an open-plan kitchen-diner and separate lounge with charming period features, large windows and high ceilings throughout. The property offers two generous double bedrooms and a south-facing private rear patio garden.



LOUNGE

11' 5" x 9' 2" (3.49m x 2.81m)

The lounge is located on the ground floor, to the front of the property, with large double-glazed windows to the front aspect fitted with made-to-measure embroidered roman blinds. This room offers fitted carpets, a period cast-iron fireplace with a tiled hearth, a pendant light fitting, a double-panel radiator, and telephone and television points.



KITCHEN/DINER

23' 5" x 13' 8" (7.15m x 4.17m)

The kitchen-diner is a bright open-plan room with uPVC double-glazed French doors leading to the rear garden and two additional uPVC double-glazed windows to the side aspect, all fitted with made-to-measure roman blinds. This room is fitted with engineered wood flooring, a period cast-iron fireplace, a pendant light fitting over the dining area, and recessed spotlighting in the kitchen. The kitchen is fitted with a range of matching base and eye-level storage units, a recessed one-and-a-half-bowl stainless-steel sink, an integrated wine cooler, fridge-freezer, double eye-level oven, dishwasher, washing machine, and a tumble dryer. There is also a recessed induction hob with stainless steel extractor hood over and a wall-mounted vertical radiator.



MASTER BEDROOM

15' 2" x 9' 2" (4.63m x 2.81m)

The master bedroom is a generous double bedroom located at the front of the property on the first floor with two double-glazed windows to the front aspect, fitted with made-to-measure roman blinds. This room features polished wooden floorboards, a period cast-iron fireplace, a pendant light fitting, a double-panel radiator, and access to a recessed storage cupboard.



BEDROOM TWO

12' 2" x 9' 3" (3.71m x 2.84m)

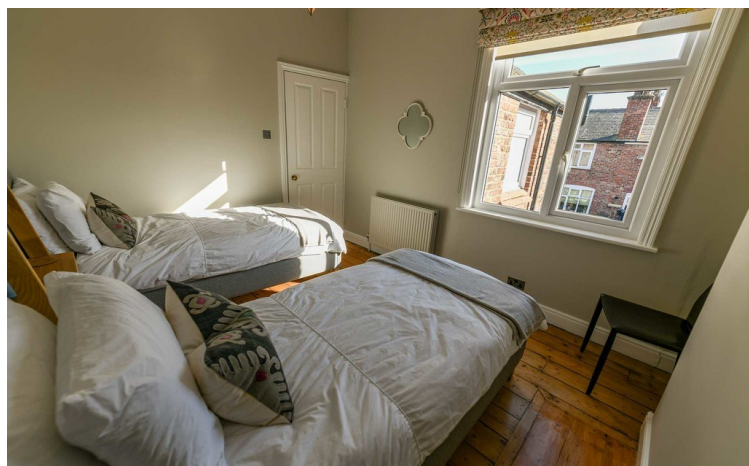
The second bedroom is also a good-sized double bedroom with a large uPVC double-glazed window to the rear aspect, fitted with made-to-measure roman blinds. This bedroom also features polished wooden floorboards, a pendant light fitting, and a double-panel radiator.



BATHROOM

10' 5" x 7' 8" (3.19m x 2.36m)

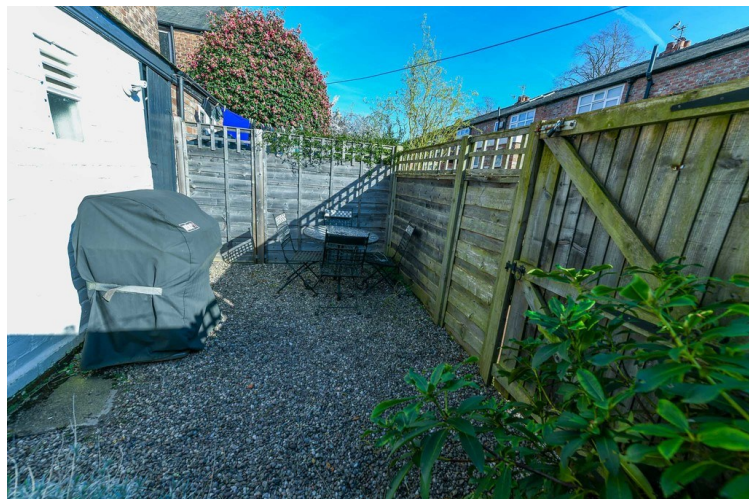
The family bathroom is located off the first-floor landing to the rear of the property. The bathroom offers a frosted-glass uPVC double-glazed window to the side aspect; polished wooden floorboards; a period cast-iron fireplace with a tiled hearth; a pendant light fitting; a single-panel radiator; a wall-mounted chrome heated towel rail; and a built-in storage unit. The bathroom is also fitted with a panelled bath with a glazed screen and an electric shower system over; a low-level WC and a pedestal hand wash basin.



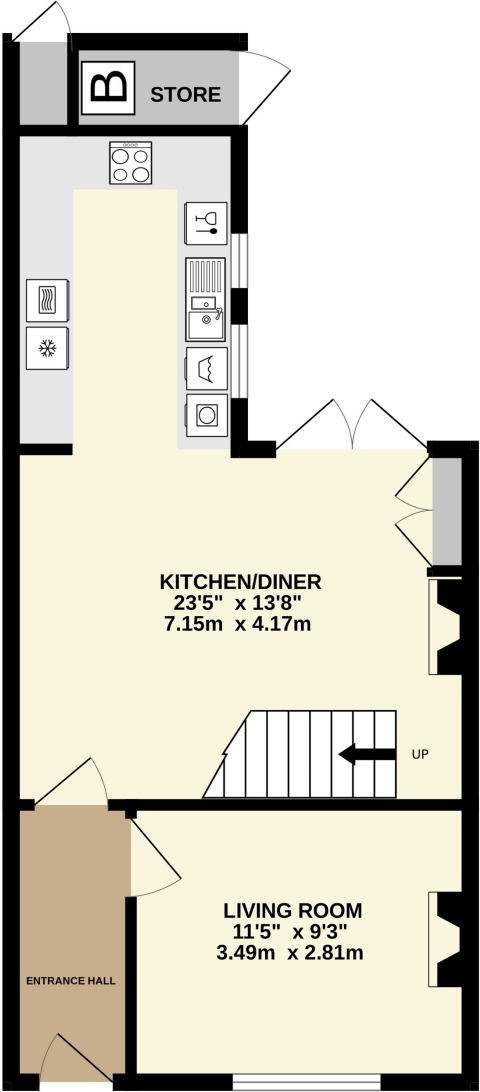
EXTERNAL

To the front of the property is a small lawned front garden with a range of mature shrubs and a path leading to the front entrance door, which is covered by a tiled canopy.

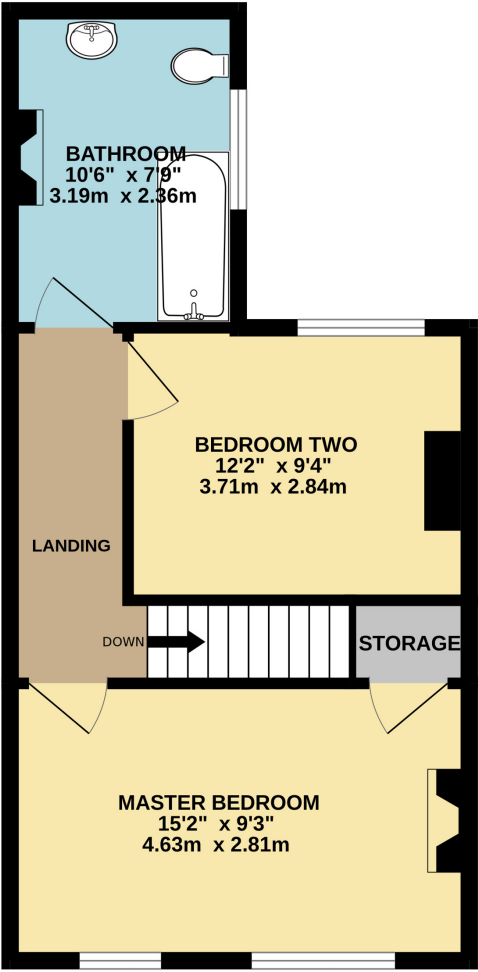
To the rear of the property lies a private south-facing rear garden. The rear garden allows access to two external storage cupboards and, via a timber gate, to the rear communal access path. The rear garden is a great size for summer BBQs or an evening glass of wine; it is enclosed on two sides by timber-panelled fencing and adjacent to the rear door by a high-level brick wall.



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. Is this property sold freehold or leasehold?** The vendor has advised the property is sold freehold. Your legal advisor can confirm this.
- 2. Has the current owner carried out any work at the property recently?** The current owner has had an electrician replace all of the sockets and switches (other than those in the kitchen) with chrome sockets. They have replaced the carpet on the stairs, landing and in the lounge and have had the made-to-measure roman blinds fitted on all the windows (other than the bathroom window). They have not carried out any structural alterations to the property.
- 3. Which are the current owners favourite aspects of the property?** The current owners have most enjoyed the convenient location with all the amenities they need within walking distance; the beautiful period features of the property and the south facing rear garden.
- 4. Is this property located in a conservation area?** Yes, this area is currently classified as a conservation area.
- 5. Which items are included in the sale price for this property?** The vendors intend to include the integrated appliances in the sale price. The roman blinds, light fittings and other items are excluded but can be agreed once a purchase is agreed.
- 6. Who lives in the neighbouring properties?** The vendors have advised that the houses on either side are occupied by owner occupier couples who are very pleasant and friendly.
- 7. Why are the current owners selling this property?** The current owners are looking to sell to purchase a smaller property, they have agreed a purchase.