



Cranberry Close, Broadheath, Altrincham, WA14

Offers Over: £280,000

Leasehold

Cranberry Close, Broadheath, Altrincham, WA14

**** NO ONWARD CHAIN ****

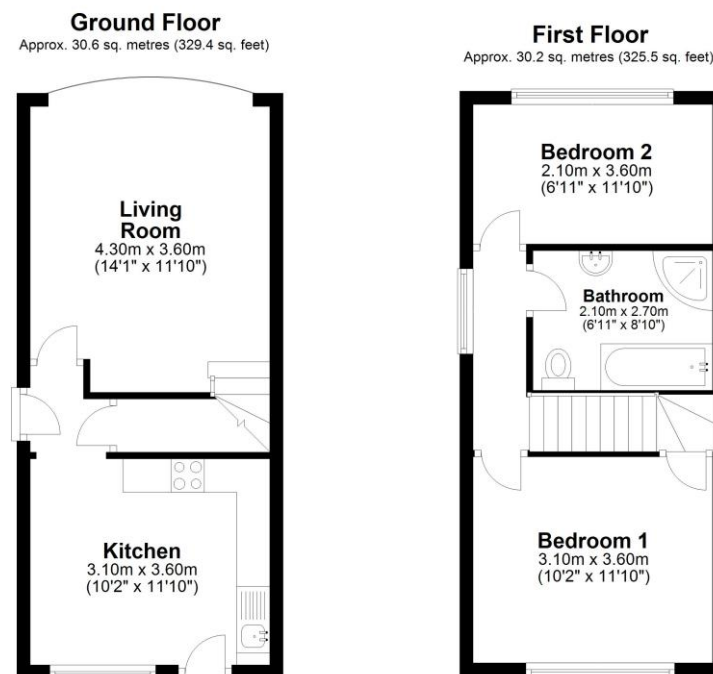
Situated on the popular Cranberry Close Broadheath, Altrincham, this well-presented two double bedroom semi-detached home offers an excellent opportunity for first-time buyers, professionals, or those looking to downsize. Ideally located within easy reach of Waitrose, Altrincham Retail Park, Altrincham town centre, and the Metrolink, the property combines convenience with comfortable living.

Set on a generous plot, the home benefits from a driveway to the front elevation, providing ample off-road parking. Upon entering, you are welcomed into a bright entrance hall, complete with a large storage cupboard, perfect for coats, shoes, and household essentials.

To the front of the property, there is a spacious living room featuring a window that allows for plenty of natural light, creating a warm and inviting atmosphere. To the rear, the property boasts a modern kitchen fitted with a range of base and eye-level units, offering plenty of storage and workspace. There is also ample room for appliances, as well as space for a dining table and chairs, making it an ideal setting for both everyday living and entertaining.

Upstairs, the property comprises two well-proportioned double bedrooms, with the main bedroom benefiting from a large built-in cupboard. The main bathroom is fitted with a stylish four-piece suite, including a bath, WC, wash hand basin, and a walk-in shower, providing both practicality and comfort.

Externally, to the rear of the property, there is a large garden mainly laid to lawn, enclosed by timber fence boundaries, offering a private and secure outdoor space, ideal for relaxing, gardening, or entertaining during the warmer months.



Total area: approx. 60.8 sq. metres (654.9 sq. feet)

- Council tax band B - £1387.75 p/a
- EPC - C
- Leasehold
- 999 years from 1 January 1977
- Ground Rent £35 pa





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.