



Woodfield Road, Altrincham, WA14

Offers Over: £230,000

Leasehold

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Situated on the ever-popular Woodfield Road in Altrincham, this beautifully presented first-floor apartment offers an exceptional opportunity for first-time buyers, young professionals, or buy-to-let investors alike. Ideally located within easy reach of the Metrolink, Altrincham town centre, and the open green spaces of John Leigh Park, the property perfectly balances convenience with lifestyle.

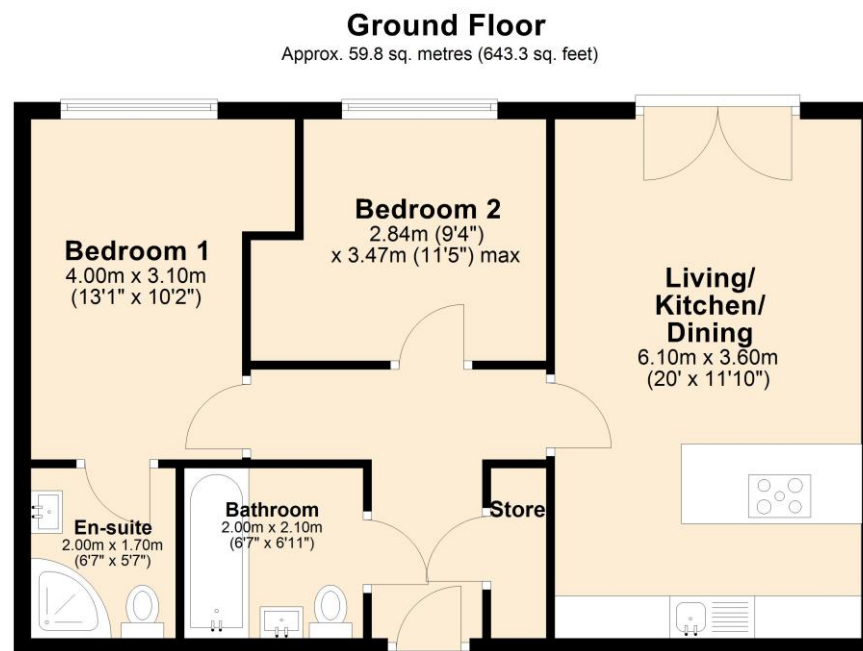
Accessed via a secure entry system, the apartment welcomes you into a spacious entrance hall complete with fitted storage. The heart of the home is the impressive open plan living, dining, and kitchen area, designed for modern living and entertaining. A Juliette balcony allows natural light to flood the room, while the contemporary kitchen is fitted with a stylish range of base and eye-level units, integral appliances, and a breakfast bar with electric hob and ceiling extractor fan.

The main bedroom is thoughtfully designed with bespoke fitted furniture, including wardrobes, overhead storage, and a dedicated work-from-home office space, making it both functional and comfortable. It further benefits from a sleek en-suite bathroom featuring a walk-in shower, WC, and wash hand basin. The second bedroom is generously proportioned and includes fitted wardrobes, offering flexibility for guests, family, or additional workspace.

Completing the accommodation is the main bathroom, fitted with a modern three-piece suite, predominantly tiled, and complemented by a heated towel rail for added comfort.

Externally, the property is set within well-maintained, low-maintenance communal grounds and benefits from secure underground allocated parking, providing both convenience and peace of mind.

- EPC B
- Leasehold
- 250 years from 1 January 2017
- Ground Rent £260.83 per year
- Service Charge £542.08 per quarter
- Council Tax D



Total area: approx. 59.8 sq. metres (643.3 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.