



*** A STUNNING THREE BEDROOM SEMI DETACHED HOME WITH PLANNING PERMISSION TO EXTEND TO THE SIDE AND TO THE REAR*** This FANTASTIC home has so much on offer and would be IDEAL for first time buyers or a young family!!! The spacious home already benefits from a 15FT lounge, a fitted kitchen with dining area, a spacious conservatory, three bedrooms and a BRAND NEW fitted three piece bathroom PLUS a huge sunny rear garden!!! The property is gas central heated and double glazed throughout. Perfectly positioned in a popular residential area close to excellent schooling including Broadheath Primary School, local shops and amenities PLUS excellent network and transport links and just a short distance to Altrincham Town Centre and Dunham Massey. Viewings are by appointment only and can be booked in by contacting the office!!!



Entrance Hallway

Newly fitted composite door to the front, laminate flooring, ceiling light point, wall mounted radiator, plug points and double glazed window to the side. Carpeted stairs and decorative wall paneling continuing to the landing.

Lounge 15' 6" x 10' 11" (4.736m x 3.3m)

A well presented and sizeable lounge with engineered wooden flooring, a large double glazed bay window to the front, ceiling light point, wall mounted radiator, television point, plug points and understairs storage. Access into the kitchen/diner.

Kitchen/Diner 13' 11" x 8' 10" (4.25m x 2.7m)

A spacious fully fitted shaker style kitchen with a range of wall and base unit cupboards. Integrated electric oven, gas hob with over head cooker hood, integrated dishwasher, sink with mixer tap and space for fridge freezer and washing machine. Engineered wooden flooring, ceiling light point, wall mounted radiator, plug points, double glazed window to the rear and double doors to the conservatory.

Conservatory 9' 10" x 9' 10" (3.0m x 3.0m)

Laminate flooring, wall mounted radiator, plug points and patio doors onto the rear garden.

First Floor Landing

Carpeted stairs and landing, ceiling light point, plug point, wall mounted radiator, double glazed window to the side and loft hatch access.

Bedroom One 14' 5" x 7' 8" (4.4m x 2.3m)

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

Bedroom Two 9' 10" x 7' 8" (3.0m x 2.3m)

Laminate flooring, ceiling light point, wall mounted radiator, plug points, double glazed window to the rear and decorative wall paneling.

Bedroom three 10' 3" x 6' 2" (3.1m x 1.9m)

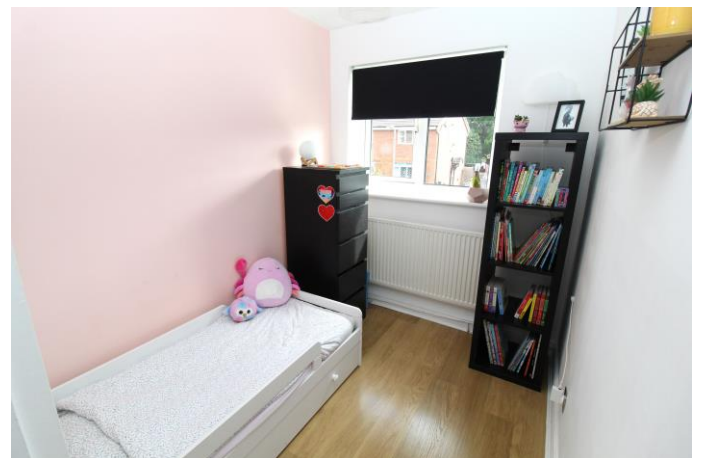
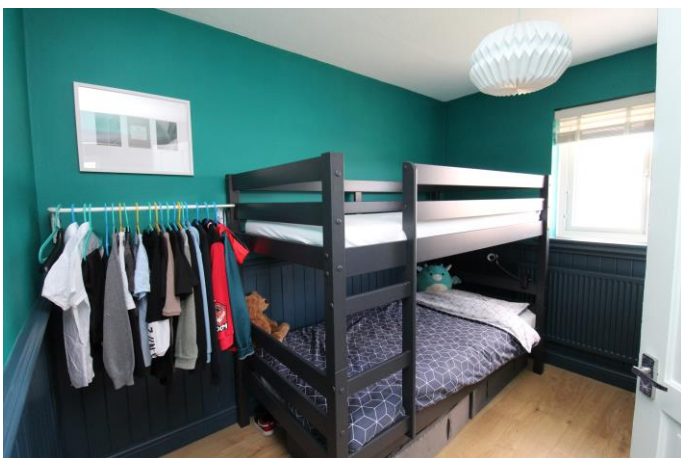
Laminate flooring, ceiling light point, wall mounted radiator, plug points, double glazed window to the front and built in storage cupboard.

Bathroom 6' 1" x 5' 6" (1.9m x 1.7m)

A brand new bathroom comprising of a bath with a shower over, wall hung vanity unit with sink and pedestal W.C. Herringbone metro tiled walls, double glazed window to the rear, black wall mounted towel radiator and ceiling light point.

Externally

To the front of the property there is a small garden with paved path to the front door and continues to the rear garden. To the rear there is a substantial sized garden with a decked patio area, mature shrubs and a large lawned area. There is also the option to turn a part of the rear garden into a driveway as there is a dropped kerb for access already

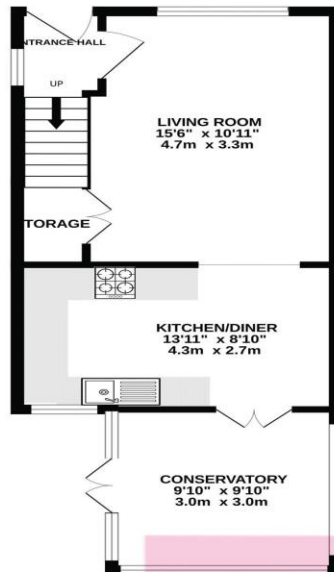




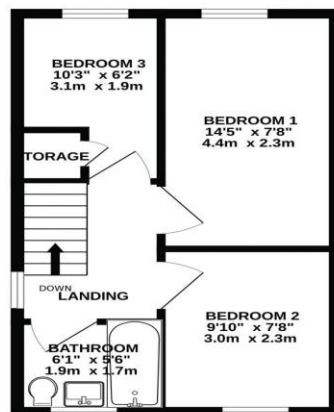
Thompson's
Estate Agents

Sheldrake Road
Broadheath WA14 5LJ

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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Energy performance certificate (EPC)

1, Sheldrake Road
Broadheath
ALTRINCHAM
WA14 5LJ

Energy rating

C

Valid until: 6 January 2027

Certificate number: 0138-5080-7219-3113-0990

Property type

Semi-detached house

Total floor area

65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60