



\*\*\*\*\* Two double bedroom end of terrace home positioned on a quiet cul-de-sac \*\*\*\* Benefiting from a spacious separate lounge, kitchen and dining area, spacious conservatory overlooking the rear garden, two double bedrooms and a three piece bathroom. To the front you will find off road parking for one vehicle and to the rear there is a south facing spacious garden with a large lawned area, mature flower beds and a paved patio area. Located within a popular residential area, tucked away in a quiet cul-de-sac but still with excellent locality to Broadheath Primary School, Navigation Metrolink, Altrincham Town Centre, local shops, parks, Dunham Massey PLUS excellent transport and network links. An IDEAL first home or perfect if you are looking to downsize. Viewings are by appointment only and can be arranged by contacting the office.





### **Lounge**

Upvc front door, large double glazed window to the front, laminate flooring, ceiling light point, plug points, television point, gas fireplace with surround and mantel. Access into the kitchen and carpeted stairs to the first floor.

### **Kitchen/Diner**

Low lever wooden base unit cupboards with roll top work surfaces and tiled splash backs. Stainless steel sink with hot and cold taps and space for cooker, washing machine and fridge freezer. Parquet flooring, ceiling light point, plug points, double glazed window and door into the conservatory and understairs storage cupboard. Wall mounted water heater.

### **Conservatory**

Dwarf wall conservatory with upvc windows and door to the side. Laminate flooring and plug points.

### **First Floor Landing**

Carpeted stairs and flooring, access to all rooms and loft hatch access.

### **Bedroom One**

Carpeted flooring, double glazed window to the rear, ceiling light point, plug points, wall mounted electric heater and storage cupboard.

### **Bedroom Two**

Ceiling light point, double glazed window to the front and plug points.

### **Bathroom**

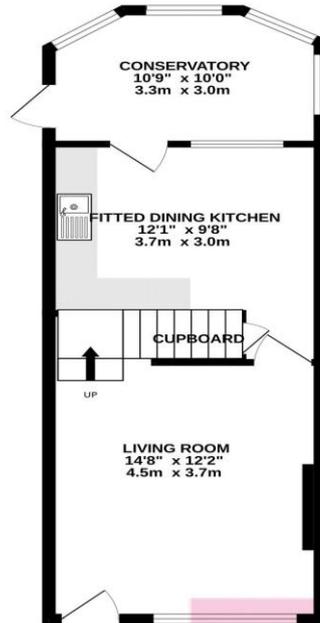
Three piece bathroom with bath with electric shower over, handwash basin and pedestal W.C. Tiled flooring, half tiled walls, ceiling light point and double glazed window to the side.

### **Outside**

To the front there is off road parking for one vehicle. To the rear there is a spacious south facing garden with mature shrubs, hedges, a large lawn, large greenhouse and shed.

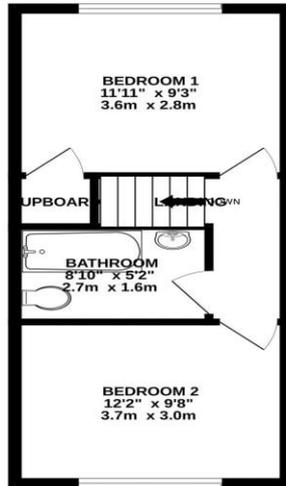


GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



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1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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