



Barlow Road, Broadheath, WA14

Offers In Excess Of £320,000



Property Features

- Three Bedroom Semi-Detached House
- Chain Free Sale
- Off-Road Parking
- Private Rear Garden
- Recently Redecorated and Carpeted Throughout
- Double Glazed Throughout
- Close to Local Amenities
- Within Catchment of Trafford's Sought After Schools
- Close to Transport Links
- Buy to Let Opportunity or Perfect First Time Buyer Home



Full Description

This well-presented three-bedroom semi-detached property is situated in a sought-after location and offers an open-plan kitchen/diner, a separate lounge, three good-sized bedrooms, and a family bathroom. The property also benefits from off-road parking and a spacious private rear garden. Recently redecorated and recarpeted throughout, it is ideally located close to local amenities, within the catchment area for highly regarded schools, and offers excellent transport links.



ENTRANCE HALL

The property is entered via a uPVC double glazed door leading from the front drive. The entrance hall is fitted with a wall mounted alarm panel; thermostatic heating control; carpeted flooring which continues up the stairs to the first floor accommodation; a uPVC double glazed window to the side aspect; pendant light fitting; single panel radiator and a glazed door to the lounge.



LOUNGE

10' 5" x 16' 11" (3.18m x 5.18m)

A bright and spacious lounge located off the entrance hall offering plenty of space for a three piece suite, coffee table and storage shelves. This room offers access to an under stairs storage cupboard and a door leading to the kitchen-diner. The lounge is fitted with carpeted flooring; a feature gas fire with decorative surround and marble hearth; a pendant light fitting; a double panel radiator and large uPVC double glazed windows to the front aspect.



KITCHEN/DINER

8' 6" x 14' 2" (2.61m x 4.32m)

A modern kitchen/diner situated to the rear of the property, overlooking the rear garden, features a uPVC double-glazed window and French doors. This room is equipped with matching base and eye-level storage units, a double oven and an electric hob with an extractor fan over, a double-panel radiator, a wall-mounted boiler, two pendant light fittings, and vinyl flooring. This room provides ample space for a four-seater dining table and space and plumbing for a dishwasher, washing machine, and a free-standing fridge-freezer



MASTER BEDROOM

14' 7" x 7' 10" (4.47m x 2.40m)

The master bedroom is located off the first floor landing and is a spacious double bedroom with uPVC double glazed window to the front aspect. This room offers carpeted flooring; a pendant light fitting and a single panel radiator.



BEDROOM TWO

13' 5" x 9' 8" (4.10m x 2.96m)

The second bedroom comprises of carpeted flooring; a pendant light fitting; uPVC double glazed window to the rear aspect; a single panel radiator and a wall to wall fitted wardrobes offering plenty of storage space.



BEDROOM THREE

11' 0" x 7' 10" (3.37m x 2.41m)

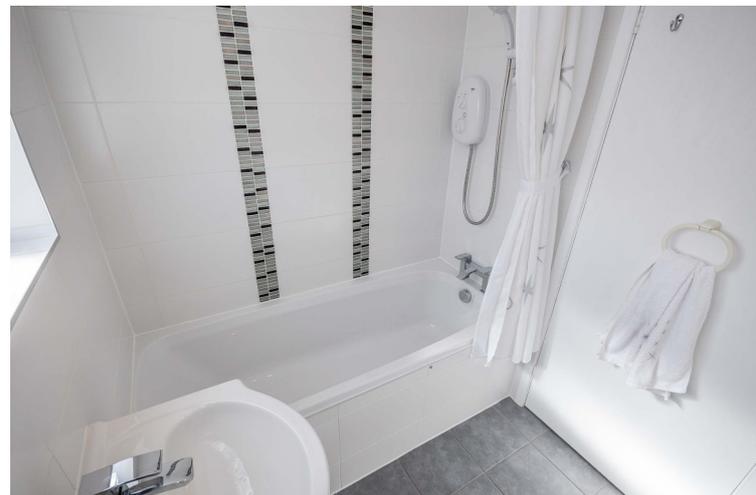
The third bedroom is also accessed from the first-floor landing. This room benefits from a uPVC double-glazed window to the front aspect, carpeted flooring, a pendant light fitting, a single-panel radiator, and a storage cupboard over the stairs that houses the hot water tank.



BATHROOM

6' 0" x 6' 0" (1.83m x 1.85m)

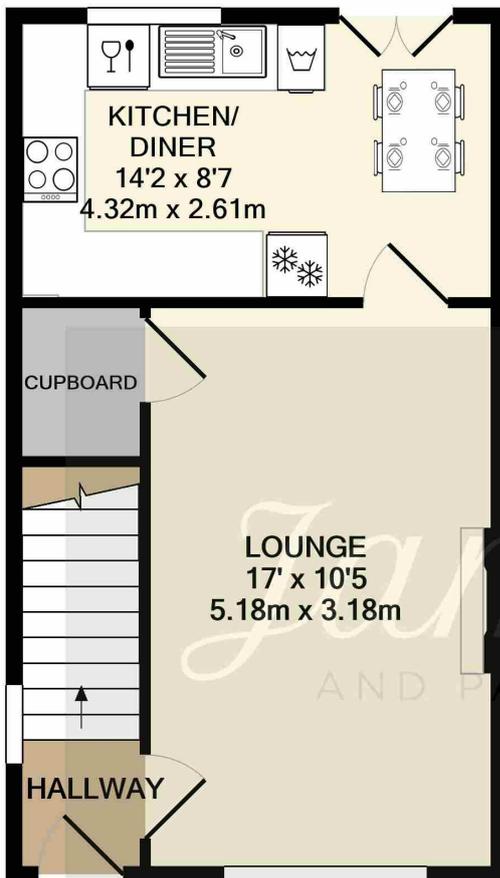
A modern family bathroom fitted with a frosted-glass uPVC double-glazed window to the rear aspect, floor-to-ceiling tiled walls with mosaic detailing, a single-panel radiator and ceiling-mounted light fitting. There is also a three-piece white suite, comprising a low-level WC, a wall-mounted hand wash basin with storage under and a panelled bath with an electric shower system over.



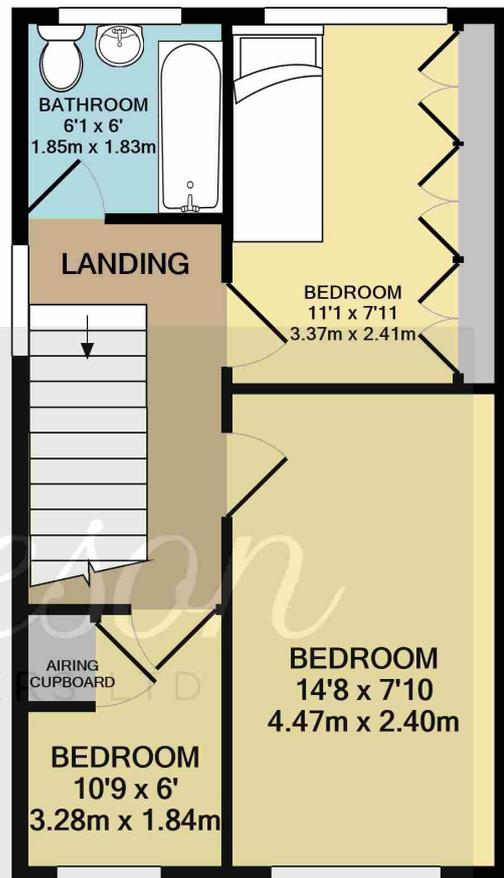
EXTERNAL

To the front of the property lies a small front garden with established shrubs, a lawn and a drive which is paved, with paved path leading to the front door.

The rear garden can be accessed from the side of the property. The garden is largely laid to lawn with well maintained borders. To the rear of the garden are tall hedges offering plenty of privacy and the garden is enclosed on both sides by timber panelled fencing. Within the garden is a timber storage shed and adjacent to the house is a paved seating area, ideal for summer dining.



GROUND FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in around 1981.
- 2. When did the current owners purchase this house?** The current owner purchased this house in 1993.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant owner-occupiers.
- 4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold leasehold with 950 years remaining on the lease. The lease was granted in January 1977, with a 999 year lease and a fixed ground rent for the duration. There is an annual ground rent of £35 (£17.50 paid biannually). Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** In this location, full-fibre broadband is available.
- 6. Has any work been carried out at this property?** The current owner has just had the whole house redecorated and re-carpeted throughout.
- 7. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have had the boiler and gas fire serviced annually, with the last service in January 2026. The electrics were last checked in 2021.
- 8. How much is the council tax at this property?** The property is in Trafford Council and is a Band C, which is currently £2,035.34 per annum.
- 9. Is there access to the loft space, and has it been boarded for storage?** Yes, there is a loft hatch in the first-floor landing, and the loft is part-boarded.
- 10. Is there any onward purchase associated with this sale?** No, the house is being sold chain-free and could therefore be complete as quickly as the right buyer can complete their due diligence.
- 11. Why is the vendor selling this property?** The vendor lived in this house for many years, but most recently, the house was rented as the owner has relocated.