



Applemint Close | Broadheath | WA14 5UJ

Guide price £585,000



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- Beautifully presented and extended semi-detached family home
- Spacious accommodation arranged over three floors
- Stunning open-plan dining kitchen with bi-fold doors
- Separate bay-fronted living room and downstairs WC
- Principal bedroom with en suite shower room
- Landscaped south-westerly garden
- Detached garage and allocated parking
- Close proximity to Stamford Brook Community Woodland
- Catchment to the areas finest schools

A Beautifully Extended Family Home on the Highly Sought-After Stamford Brook Development.

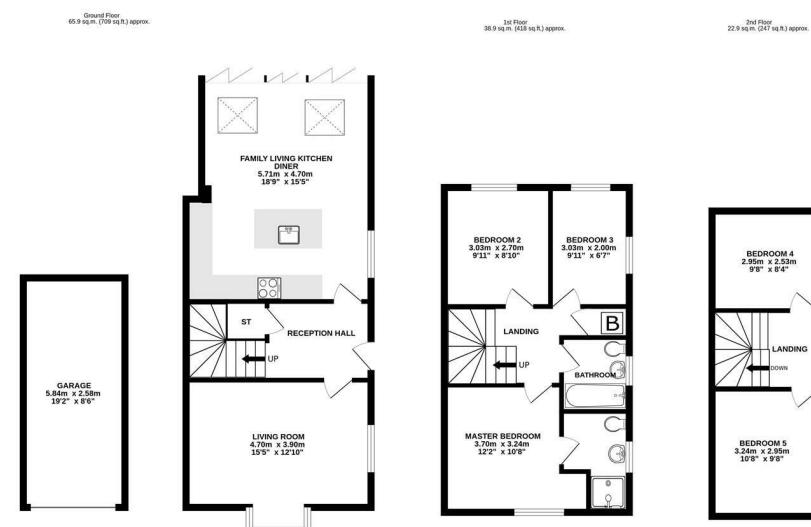
This beautifully presented and thoughtfully extended semi-detached family home offers spacious and versatile accommodation arranged over three floors, perfectly designed for modern family living. Situated on the ever-popular Stamford Brook development, the property is ideally located for excellent local schools, scenic green spaces, and convenient transport links, as well as being just a short distance from Altrincham town centre and Hale Village.

Upon entering, a welcoming hallway sets the tone for the style and quality throughout, with a convenient downstairs WC located just off. To the front of the property, a charming bay-fronted living room provides a comfortable and elegant space for relaxing. To the rear, the heart of the home is an impressive open-plan dining and kitchen area, a superb social and family hub with contemporary fitted units, ample space for dining and entertaining, and bi-folding doors that seamlessly connect the indoors to the landscaped garden beyond.

On the first floor, the spacious principal bedroom benefits from a modern en suite shower room, while two further bedrooms and a stylish family bathroom complete this level. The second floor provides even more flexibility, with two additional double bedrooms and a versatile landing space currently used as a children's playroom, ideal for use as a home office, fitted storage, or reading nook if preferred.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



TOTAL FLOOR AREA: 127.0 sq.m. (1374 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, rooms and windows are approximate and should be taken by a surveyor or architect. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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