



\*\*\*\* IMMACULATE TWO DOUBLE BEDROOM SEMI DETACHED HOME READY TO PICK YOUR BAGS UP AND MOVE STRAIGHT INTO!!\*\*\*\* If you're looking for a turn key property, then this is the one for you! This STUNNING home has been finished to the highest specification and would be IDEAL for first time buyers or down sizers!! Benefitting from an open plan dining and lounge area, built in understairs utility space, a fully fitted Andrew Ryan shaker style kitchen with built in appliances and air conditioning, a luxury shower room with walk in shower/steam room, two double bedrooms, a driveway to the front and a private sunny rear garden! 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 Porch 3' 11" x 3' 7" (1.2m x 1.1m)**

Upvc door to the front, double glazed window to the side internal glass door into dining room.

**Dining Room 13' 10" x 13' 0" (4.22m x 3.96m)**

Laminate flooring, double glazed window to the front, ceiling spot lights, plug points and stairs to the first floor. Utility space under the stairs with space for washing machine and drier. Plug points, internet point and combi boiler.

**Lounge 13' 10" x 8' 10" (4.22m x 2.68m)**

Laminate flooring, ceiling spot lights, media wall with low level shaker style draws, plug point, television point and recessed wall shelving unit.

**Kitchen 13' 0" x 8' 6" (3.96m x 2.59m)**

A fully fitted, bespoke Andrew Ryan kitchen with integrated appliances. This stunning Shaker style fitted kitchen benefits from a range of wall and base unit cupboards and contrasting work surface. Integrated full size fridge, double pantry with lights, under counter freezer, microwave oven and grill, hob, Fisher and Paykel dishwasher and sunken sink with a Quooker tap. Laminate flooring, plug points, double glazed patio doors and windows, remote controlled Velux style windows and air conditioning.

**First Floor Landing**

Carpeted stairs, double glazed window to the side, plug point and access to all rooms.

**Master bedroom 11' 4" x 10' 6" (3.46m x 3.2m)**

Carpeted flooring, ceiling spot lights, double glazed window to the front, wall mounted radiator, plug points, television point and built in wardrobe.

**Bedroom 2 10' 0" x 7' 11" (3.04m x 2.41m)**

Carpeted flooring, ceiling spot lights, double glazed window to the rear, wall mounted radiator and plug points.

**Shower Room 6' 7" x 5' 5" (2.01m x 1.65m)**

Walk in shower/steam room with recessed shelf and spotlights. Wall hung handwash basin and W.C. tiled floor and walls.

**Externally**

Block paved driveway to the front suitable for off road parking. Access to the rear of the garden via wooden gates. To the rear there is a well presented garden with a Indian stone patio and and large raised lawn area with brick built steps.

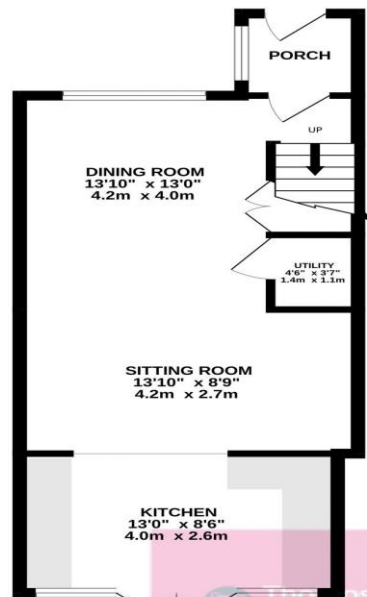




Thompson's  
Estate Agents

Pochard Drive  
Broadheath WA14 5NJ

GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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)

19 Pochard Drive  
Broadheath  
ALTRINCHAM  
WA14 5NJ

Energy rating

**D**

Valid until: **25 May 2033**

Certificate number: **3817-5325-6110-0776-6222**

Property type: Semi-detached house

Total floor area: 70 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

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

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		