



*** AN EXTENDED SEMI DETACHED FAMILY HOME PROVIDING AN ABUNDANCE OF SPACE
*** This FOUR bedroom home has so much on offer including a fully converted loft providing a large master bedroom with en-suite, two further double bedrooms and a single bedroom all with fitted storage. A huge 20FT fitted kitchen with integrated appliances and dining space, two reception rooms (open plan) measuring 24FT, a downstairs bathroom, utility room, family bathroom and separate W.C PLUS plenty of off road parking to the front and the side of the property leading to a spacious well manicured rear garden with patio area. The property is double glazed and gas central heated throughout. Sitting within a popular residential area with a short walk to Broadheath Primary school this area is very popular with young families. Ideally located close to shops including Waitrose and within walking distance to bus stops, Navigation Metrolink and Altrincham Town Centre. If you think this is your next home, contact the office today to secure your viewing slot.



Entrance Hall

Upvc door, double glazed window to the front, wood effect flooring, ceiling light point, wall mounted radiator and carpeted stairs to the first floor. Understairs storage and access to all ground floor rooms.

Understairs Storage

An abundance of storage space with double glazed window to the side and wall light.

W.C 5' 6" x 4' 3" (1.687m x 1.307m)

Vinyl flooring, double glazed window to the side, pedestal W.C, handwash basin, ceiling spotlights and tiled walls.

Utility room 8' 10" x 8' 6" (2.699m x 2.600m)

A spacious utility room fitted with wall and base unit cupboards and roll top work surfaces with stainless steel sink with mixer tap. Space for washing machine and drier. Vinyl tiled flooring, ceiling light point, double glazed window to the side, plug points and tiled walls. Combi boiler.

Kitchen/Diner 20' 7" x 10' 8" (6.275m x 3.260m)

An extended fitted kitchen fitted with a range of wall and base unit cupboards and roll top work surfaces. Integrated dishwasher, Neff gas hob with over head extractor, Neff oven with separate Neff grill. Stainless steel sink with mixer tap, tiled splash backs, plug points, ceiling spotlights, vinyl tiled flooring, wall mounted radiator, two Velux windows, double glazed window to the rear and double glazed patio doors. Space for fridge/freezer.

Lounge/Diner 24' 10" x 11' 4" (7.569m x 3.456m)

Two reception rooms (open plan) with carpeted flooring, two ceiling light points, wall mounted radiator, plug points, television point and large double glazed window to the front. Double doors opening into the kitchen diner.

First Floor Landing

Carpeted stairs and landing, double glazed window to the side, double glazed window to the front and plug point.

W.C 5' 7" x 2' 8" (1.695m x 0.807m)

Vinyl flooring, ceiling light point, double glazed window to the front and pedestal W.C

Bathroom 5' 7" x 5' 5" (1.707m x 1.647m)

Vinyl flooring, double glazed window to the side, wall mounted radiator, ceiling spotlights, bath with electric shower and handwash basin.

Bedroom 2 13' 9" x 11' 4" (4.194m x 3.445m)

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator, plug points, television point, telephone point and floor to ceiling fitted wardrobes.

Bedroom 3 11' 9" x 9' 5" (3.593m x 2.863m)

Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator, plug points, television point and floor to ceiling fitted wardrobes.

Bedroom 4 8' 11" x 7' 6" (2.708m x 2.291m)

Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator, plug points and floor to ceiling fitted wardrobes.

Second Floor Landing

Carpeted stairs and landing, wall light, plug point and Velux window.

Master bedroom 14' 9" x 10' 7" (4.485m x 3.229m)

Carpeted flooring, four Velux windows, ceiling spotlights television point, plug points and eaves storage.

En-suite 5' 8" x 5' 4" (1.728m x 1.634m)

Vinyl flooring, Velux window, wall mounted radiator, ceiling spotlights, tiled walls, corner shower, pedestal W.C and handwash basin.

Externally

A large, paved driveway to the front continuing down the side of the property behind wooden double gates providing ample off road parking for multiple vehicles. To the rear there is a large, well manicured garden with a large lawn, shrubs and paved patio area.



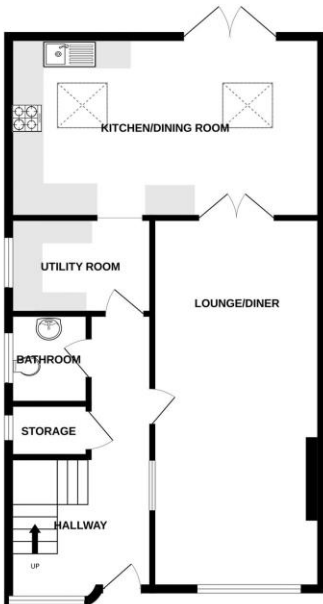
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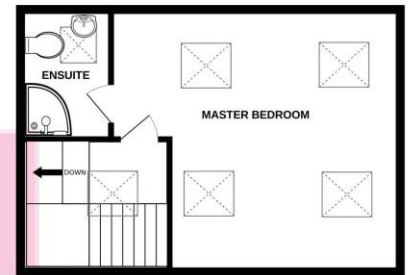
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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