



**Offers In Excess Of £215,000**

**Woodstock Road, Broadheath, Altrincham, WA14**



# Property Features

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- Three bedroom mid-terrace property
- Large South Facing Garden
- Off-Road parking
- Modern Décor
- Loft converted for office use
- Double glazed throughout
- Excellent local schools
- Easy access to transport links



## Full Description

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### ENTRANCE HALL

Solid wood front door, coat and boot rack, laminated flooring. Stairs to first floor and door to lounge.

### LOUNGE

14' 6" x 13' 3" (4.42m x 4.04m)

Spacious lounge, laminated wood affect flooring; uPVC double glazed window to front aspect; radiator beneath; television point; door to Kitchen-Dinner.

### KITCHEN/DINER

15' 5" x 9' 5" (4.7m x 2.87m)

Fitted with a range of modern wall and base units with work-surface over and tiled to splash-backs. Built-in appliances including oven, 4 ring gas hob, extractor over. Space and plumbed for dishwasher and washing machine. Stainless steel sink drainer unit with mixer tap. uPVC double glazed window to rear aspect. Radiator. Space for fridge freezer. Shelved under-stairs storage. uPVC double glazed double door to rear garden.

### MASTER BEDROOM

11' 4" x 10' 2" (3.45m x 3.1m)

Carpeted flooring. uPVC double glazed window to front aspect. Picture rail. Radiator under window.

### BEDROOM TWO

10' 10" x 9' 4" (3.3m x 2.84m)

Carpeted flooring. uPVC double glazed window to rear aspect. Radiator under window.

### BEDROOM THREE

9' 7" x 7' 2" (2.92m x 2.18m)

Wooden flooring. uPVC double glazed window to front aspect. Radiator under window.





## FAMILY BATHROOM

6' 5" x 5' 8" (1.96m x 1.73m)

Fitted with a modern white suite comprising, panelled bath with shower over and screen to side. Pedestal wash hand basin. Low level W.C. Frosted uPVC double glazed window to rear aspect. Half tiling to walls.

## LOFT ROOM

17' 9" x 11' 8" (5.41m x 3.56m)

Fully boarded and carpeted flooring, large uPVC velux sky light, walls boarded and plastered, access via ladder from landing.

## OTHER USEFUL INFO

The house has Cat5e network cabling linking the living room, loft and kitchen (this enables very fast networking and strong wifi signal all over the house)

The house is also 25m away from a Virgin Media distribution box that has very recently been upgraded - The internet is incredibly fast and reliable (the owners currently pay for 100Mb/s and average around 125Mb/s).

The TV set up in the lounge is also future-proofed with x2 HDMI 2.1 cables, mains power, twin audio, RCA, component and D-SUB (VGA) cabling. The fireplace has also been converted to an AV equipment storage area. These are all built in to the fireplace, so will be available for the buyer to use.

