



Sheldrake Road, Broadheath, WA14

Asking Price of £215,000



Property Features

- **Close to Local Amenities**
- **Short Distance from Transport Links**
- **Catchment Area of Outstanding Schools**
- **Ideal for a Buy-to-Let investor with a yield of 4.9%**
- **Quiet Location**
- **Two Double Bedrooms**
- **Semi - Detached Property**
- **Gardens to Front and Rear**
- **Off - Road Parking**
- **Sought After Location**



Full Description

Two double bedroom semi-detached property, ideal for a buy-to-let investor. In a sought-after location, close to Altrincham and Timperley town centres and Metro link stations, within catchment of Altrincham's reputable schools. The property boasts a large south-facing rear garden, and lawned area to the front; with off-road parking to the side of the property, for 2 vehicles. The accommodation is spacious, comprising large living area, modern breakfast-kitchen; on the first floor you will find two double bedrooms and a family bathroom.

Room by Room Description

LIVING ROOM

14'9" x 11' 10" (4.52m x 3.63m)

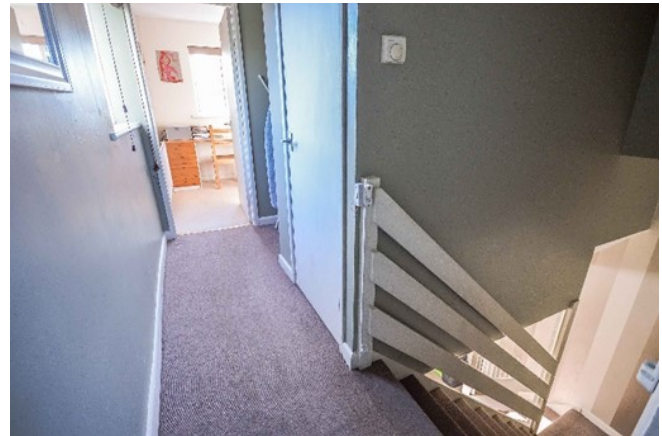
A generous living area with neutral coloured carpeted flooring (fitted just last year); a fireplace and decorative surround; television and telephone points; a double panelled radiator, under uPVC double glazed window to the front aspect. Carpeted staircase leading to first floor accommodation and door leading to entrance hall and kitchen.



KITCHEN/DINER

11' 10" x 9' 6" (3.63m x 2.77m)

A spacious breakfast - kitchen, fitted with matching base and eye level white storage units. Oven and electric conduction hob, with stainless steel extractor fan over; room for washer; dish washer and fridge/freezer (can be purchased with house), uPVC double glazed window and door to rear garden.



BEDROOM ONE

11' 10" x 9' 1" (3.63m x 2.79m)

A large double bedroom with a single panelled radiator under uPVC double glazed window to the rear aspect, fitted with roller blinds; benefitting from built in storage cupboard over the stairs; carpeted flooring and pendant light fitting.



BEDROOM TWO

11' 10" x 8' 0" (3.63m x 2.44m)

A second good sized double bedroom with uPVC double glazed window to the front aspect, with fitted roller blinds; carpeted flooring; pendant light fitting and single panelled radiator.



BATHROOM

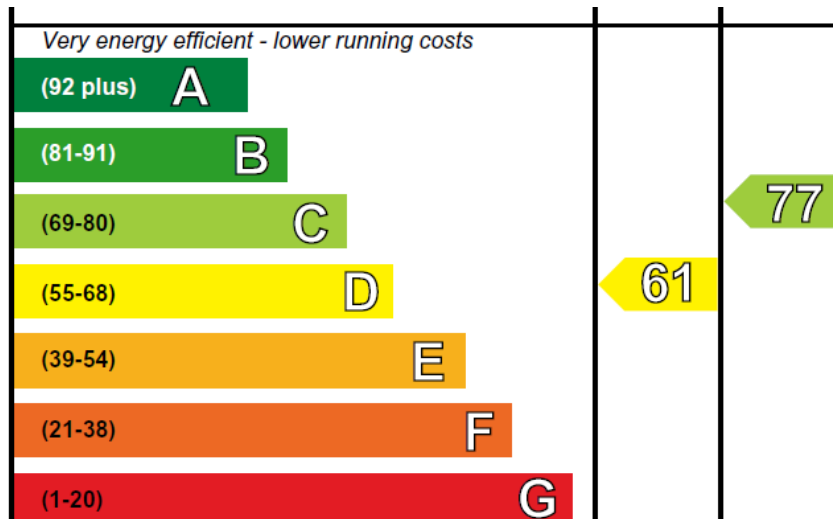
6' 7" x 6' 6" (2.03m x 1.98m)

Fitted with a white three-piece suite, comprising of: Paneled bath with shower over, pedestal hand wash basin with chrome mixer tap and low-level WC. This room also offers floor to ceiling tiled walls; ceiling mounted light fitting and linoleum flooring.

EXTERNAL

To the front of the property, is a laid to lawn garden beside a concrete driveway providing off-road parking for two cars.

To the rear, is a patio area followed by a generous laid to lawn garden with a shed at the bottom of the lawn. The garden is enclosed on three sides by timber panelled fencing and offers a timber gate allowing access from the side of the property.



COMMON QUESTIONS

1. Is the property freehold or leasehold?

This property is leasehold; the freehold is owned by Shenstone Properties and there are 964 years remaining on the lease (a 999 year lease commencing in 1985). The ground rent is £35 per year, this has not changed since the house was built. There is no service charge payable for this property.

2. How much is the council tax for this house?

This house is in council tax band B, and the amount payable per year is £1219.13, this is the current amount and can be adjusted annually. Some discounts are available for single occupants. The council tax is payable by the tenants if the property is rented (if purchased as a buy-to-let investment).

3. Would the vendor be willing to sell any of her furniture and white goods?

Yes, the vendor is willing to include all items in the house within the agreed sale price. The white goods being included are: Dishwasher (1-year-old), washing machine (2 years old), and fridge/freezer (3 years old).

4. How quickly can the vendor move out?

The property is rented, there is no onward chain. The sale can complete as soon as the buyer is able, for a buy-to-let investor. For anyone looking to purchase with a residential mortgage (as an owner occupier), the sale cannot be completed until the tenants vacate in November 2020.

5. When was the property built?

The house was built in around 1985.

6. Is there access to loft space for storage?

Yes, there is loft access, but the loft has not been boarded.

7. What has the current owner found most appealing about this property?

The current owner advised that they bought the house as it has a large south facing private garden, ample off-street parking for 2 cars, and is located in a safe and quiet street where the houses are privately owned.

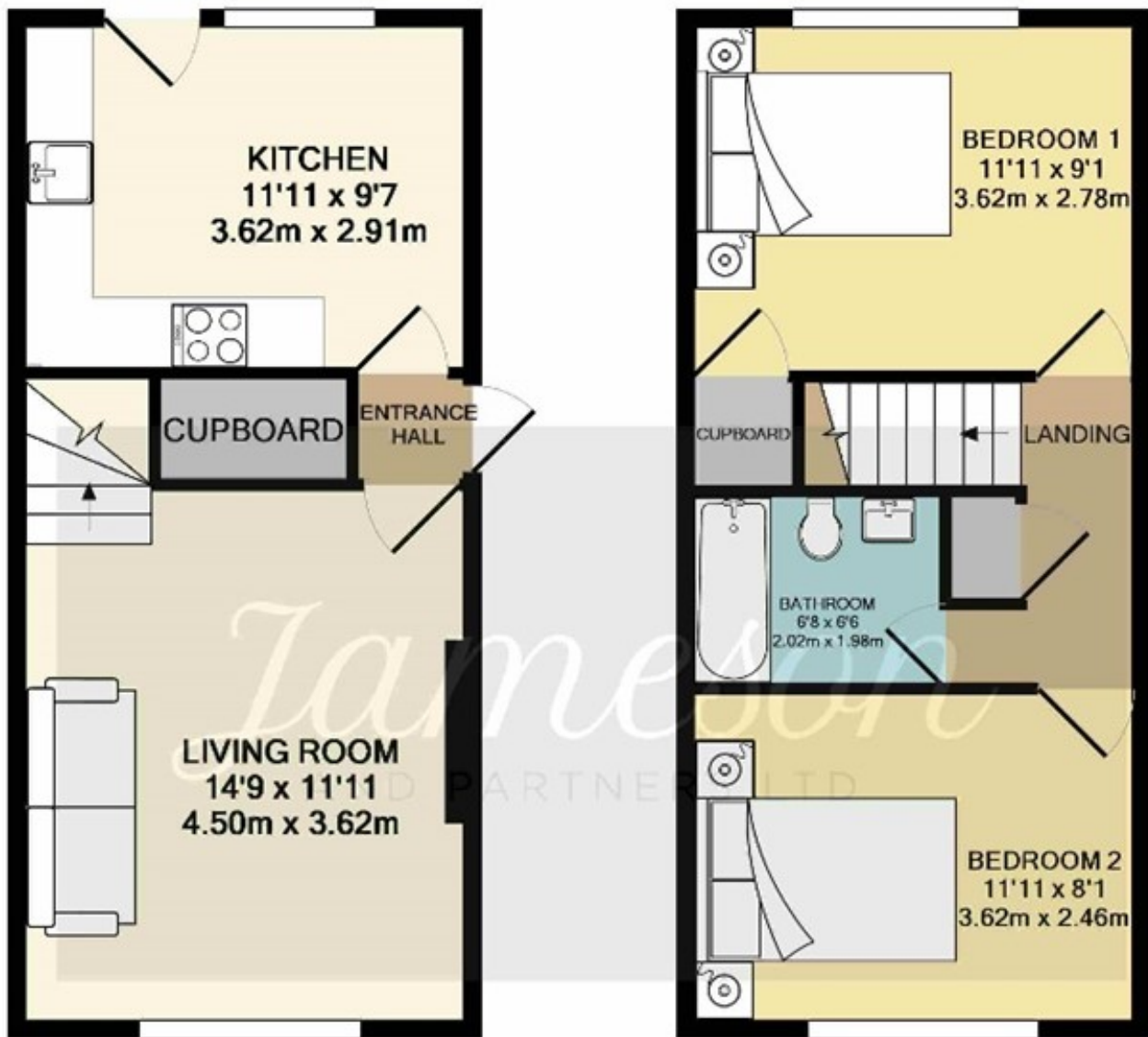
8. Who lives next door?

To the left, lives an elderly lady who owns the property and is very pleasant. To the right, a lady and her daughter rent the house and are also lovely.

17 The Downs
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



GROUND FLOOR
 APPROX. FLOOR
 AREA 313 SQ.FT.
 (29.1 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 317 SQ.FT.
 (29.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 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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