



**Mandarin Green, Broadheath, WA14**

**Asking Price Of £265,000**





## Property Features

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- Two Bedroom Semi-Detached House
- Off-Road Parking
- Private Rear Garden
- Modernised Throughout
- Double Glazed Throughout
- Scope for Extension
- New Flooring Throughout
- Within Catchment of Trafford's Schools
- Long Lease of 959 Years



## Full Description

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Two-bedroom semi-detached property, the property offers off-road parking and a good-sized private rear garden.

The property benefits from a modern kitchen-breakfast room; and has been recently decorated throughout. The ideal home for a young couple or buy-to-let investor.





## LOUNGE

17' 01" x 11' 11" (5.21m x 3.63m)

The lounge is a generous reception room with carpeted flooring; a pendant light fitting; a double-panel radiator; telephone and television points; a uPVC double-glazed bay window to the front aspect, with fitted blinds; carpeted staircase to the first-floor accommodation and a wooden paneled door leading to the entrance hall.



## KITCHEN/BREAKFAST ROOM

11' 11" x 10' 0" (3.63m x 3.05m)

The kitchen-breakfast room can be accessed via a wooden paneled door leading from the entrance hall and allows access to the rear garden via a uPVC double-glazed door with a frosted glass insert. This room is fitted with Vinyl wood effect flooring; a uPVC double glazed window to the rear aspect; tiled splash back; ceiling mounted strip of multi-directional spotlights; double panel radiator; a range of matching base and eye-level storage units; with recessed one and a half bowl stainless steel sink; electric hob; stainless steel extractor hood over; integrated electric oven, washing machine; wall mounted boiler in the storage cupboard and space for freestanding fridge-freezer.



## MASTER BEDROOM

11' 10" x 10' 2" (3.61m x 3.1m)

The master bedroom is located off the first-floor landing with a uPVC double-glazed window with fitted blinds to the side aspect, overlooking the rear garden. This room comprises carpeted flooring; a single-panel radiator; a pendant light fitting and fitted wardrobes.





## BEDROOM TWO

12' 0" x 7' 1" (3.66m x 2.16m)

The second bedroom is also located off the first-floor landing with a uPVC double-glazed window with fitted blinds to the side aspect; carpeted flooring; pendant light fitting and a single-panel radiator.



## BATHROOM

7' 11" x 6' 6" (2.41m x 1.98m)

The bathroom is located off the first-floor landing and is fitted with a pedestal hand wash basin; a low-level WC; a panelled bath, with thermostatic shower system over; fully tiled walls; laminate tiled effect flooring; an extractor fan; a ceiling mounted light fitting and wall mounted chrome heated towel rail.



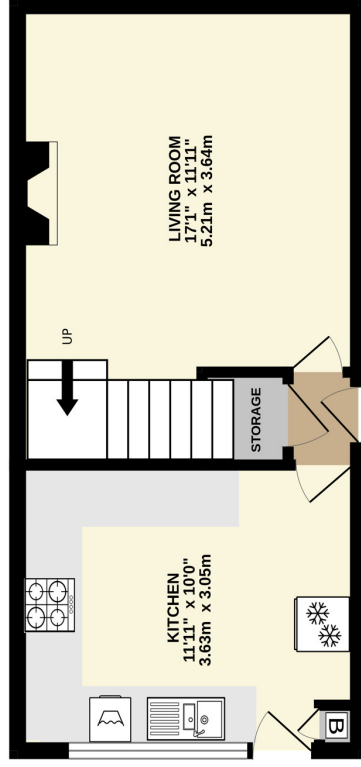
## EXTERNAL

To the front of the property, one will find a paved drive allowing for two vehicles to be parked off-road.

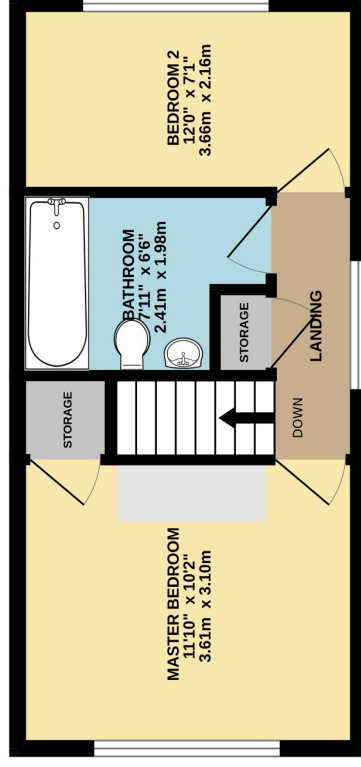
To the rear of the property, one will find a generous south-east facing rear garden which is largely laid to lawn with a paved patio area adjacent to the house. The rear garden can be accessed from the front driveway via a timber gate and is enclosed on three sides by timber panelled fencing.



**GROUND FLOOR**  
308 sq.ft. (28.7 sq.m.) approx.



**1ST FLOOR**  
312 sq.ft. (29.0 sq.m.) approx.



**TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	68 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# COMMON QUESTIONS

- 1. When was this property constructed?** The property was built in around 1983.
- 2. Is the property sold freehold or leasehold?** The property has a long lease, which was 999 years when commenced in 1983. Therefore there are 959 years remaining on the lease. There is no service charge for this property, but a ground rent of £35 per annum. Freehold is owned by Shenstone Property Ltd.
- 3. What is the council tax for this property?** The property is in Trafford Council tax band B, which is currently £1459.70 per annum. Some discounts are available, please consult Trafford Council website for more details.
- 4. Will the owner of this property be buying onward?** Yes, the owner has secured an onward purchase and hopes to agree on a swift sale of this property to facilitate the onward move.
- 5. When was the boiler installed?** The gas boiler was newly installed in February 2022. This has been serviced in February 2023. It is an Ideal boiler.
- 6. Which items does the vendor plan to include in the property sale?** The owner will include all the blinds and curtains in the sale; the integrated white goods are included as is the freestanding fridge-freezer. The wardrobes in the master bedroom are also fitted, so will be included in the sale price.
- 7. What work has the current owner carried out recently?** The current owner had a new kitchen installed earlier this year. This included new worktops; new flooring; and a newly tiled splashback. The owner has also had all the carpets replaced since 2020.