



Northern Etchells Homes



Independent Estate Agents

**13 Lee Avenue, Broadheath,
Altrincham, WA14 5HR.**



£425,000

- An Extended Three Bed End Terrace
- Refurbished 2020/New Boiler/Rewire
- Lounge/Dining Kitchen/Sitting Room
 - Bathroom/En-Suite To Master
- Central Heating/UPVC Double Glazed
- Good Size Southerly Facing Rear Gardens
 - NO CHAIN/Off Road Parking
- Ideal For Access To Motorway Links, Sought After Schools & Shopping Facilities - EPC Rating C

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The accommodation comprises: Ground Floor: Hall:

Approached by way of a part glazed composite entrance door. Stairs To The First Floor Accommodation. Radiator.

Lounge 13'06 x 12'09

UPVC double glazed front aspect window. Radiator. Laminate flooring. Door to:

Dining Kitchen/Sitting Area 19'08 x 16'07 - UNDER FLOOR HEATING TO THIS AREA

This room has been thoughtfully planned for dining, entertaining and relaxing. Integrated dishwasher and washing machine. Integrated cooking appliance comprise oven, hob with a canopy style extractor over. Matching base and eye level units, the base units are topped with complementary wood block surface which also extended to form a breakfast bar. Under counter lighting as well as kickboard lighting creating a delight ambience to the kitchen area. Tiled to the cooking, washing and preparation areas. Laminate flooring with under floor heating to the whole area. Modern style sink. Ample space to accommodate various white goods, up right fridge freezer and a dining table and chairs. Space to accommodate a sofa and easy chairs. Ceiling down lighting/dimmer switch. Two UPVC double glazed side aspect windows. UPVC double rear aspect window. Three bi-fold doors which open out on to the delightful southerly facing rear garden.

Large under stairs storage cupboard which houses the Worcester combi boiler.

First Floor:

Landing area. A UPVC double glazed side aspect window provides excellent natural illumination to the landing area as well as glazed balustrade inserts.

Loft 13' x 11'01

Access is gained via a retractable ladder. The loft is boarded out with eaves storage space and two sky light windows. Light and power supplied.

Bedroom One: 12'02 x 10'09

UPVC double glazed front aspect window. Radiator. Ample Space to Accommodate free standing furniture. Laminate flooring

Bedroom Two: 10'01 x 9'06

UPVC double glazed rear aspect window. Radiator. Ample Space to Accommodate free standing furniture. Laminate flooring

Bedroom Three: 16'01 x 9'10 (Extension)

UPVC double glazed rear aspect window. Radiator. Ample Space to Accommodate free standing furniture. Laminate flooring.

En-Suite 5'08 x 3'09

Fitted with quarter round shower enclosure, low level WC and wash hand basin, which is set into a vanity unit. UPVC decorative glazed window. Chrome ladder style radiator. Ceiling down lighting.

Family Bathroom: 9'05 x 7'03

Fitted with a bath/shower screen and direct feed shower, low level and wash hand basin, which is set into a vanity unit. Part tiled walls. Tiled floor. UPVC decorative/double glazed window. Chrome ladder style radiator.

Outside: The property occupies a good size garden plot with gardens to three sides. The frontage is laid to lawn a pressed concrete drive for off road parking. The side elevation is also laid with pressed concrete and is laid for the storage of bins and toys etc. The rear garden is of a good size, laid to lawn with a composite decked part area. The rear garden is southerly facing which is ideal for alfresco dining and entertaining especially in the summer months. External light, power and water tap.

Note: The property went through a degree of refurbishment in 2020 with boiler replacement, rewire, kitchen and bathroom/En-suite replacements and décor. Alarm installed.

Tenure: Believed to be Freehold Free from Chief Rent. **Council Tax:** Manchester.

Viewing: Appointment arrangements only call 0161 498 0049 or email: info@northernetchellshomes.com

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