



Woodfield Road, Broadheath, WA14

Asking Price of £375,000



Property Features

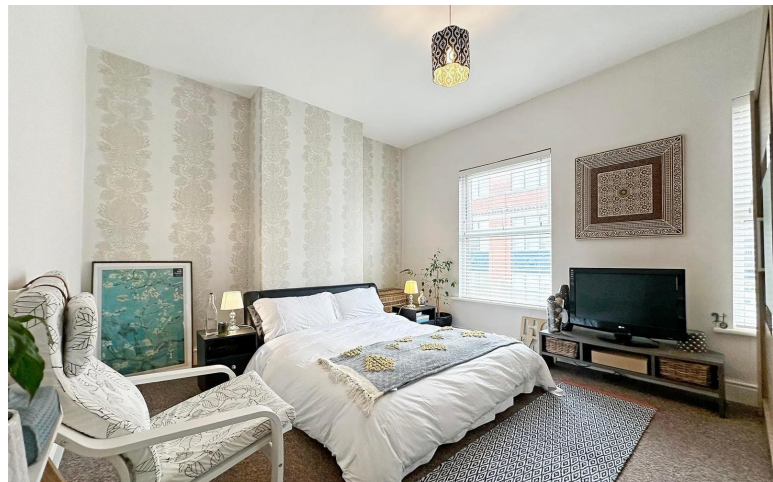
- Three Bedroom Mid-Terraced House
- Double Glazed Throughout
- South Facing Rear Garden
- On Street Residents Permit Parking
- Scope for Extension
- Short Walk to John Leigh Park
- Easy Access for Motorway and Metrolink
- Within Catchment of Trafford's Schools
- Short Walk to Altrincham and Amenities
- Recently Re-Roofed



Full Description

A well-presented three-bedroom Victorian mid-terraced property located just a short walk from the Metrolink, John Leigh Park and Altrincham town centre.

This property offers a private south-facing rear garden; on-street residents permit parking; scope for further extension if required; two generous reception rooms; two double and one small single bedroom (perfect as a home office or child's bedroom). This property is in the catchment area for Navigation Road Primary School and the Trafford Grammar Schools.



LOUNGE

14' 1" x 10' 7" (4.30m x 3.24m)

The lounge is located off the entrance hall, with a large uPVC double-glazed bay window to the front aspect; carpeted flooring; a double panel radiator; gas fire with decorative surround; pendant light fitting; and television and telephone points.



DINING ROOM

11' 5" x 12' 2" (3.49m x 3.72m)

The dining room is also located off the entrance hall with a door leading to the kitchen. This room is fitted with Vinyl wood effect flooring; a pendant light fitting; a double panel radiator behind a decorative radiator cover; and uPVC double-glazed French doors leading to the rear garden.



KITCHEN

11' 1" x 8' 9" (3.40m x 2.67m)

The kitchen is accessed from the dining room and offers a hardwood door leading to the rear garden. The kitchen is fitted with two uPVC double-glazed windows to the side aspect; waterproof LVT flooring; a ceiling-mounted strip of multi-directional spotlights; a range of matching base and eye-level wall-mounted storage units, with recessed stainless steel sink; a freestanding washing machine and fridge; double panel radiator; integrated oven, with four ring gas hob and stainless steel extractor hood over. From this room a wooden panel door leads to the understairs storage cupboard.



MASTER BEDROOM

12' 2" x 14' 3" (3.71m x 4.35m)

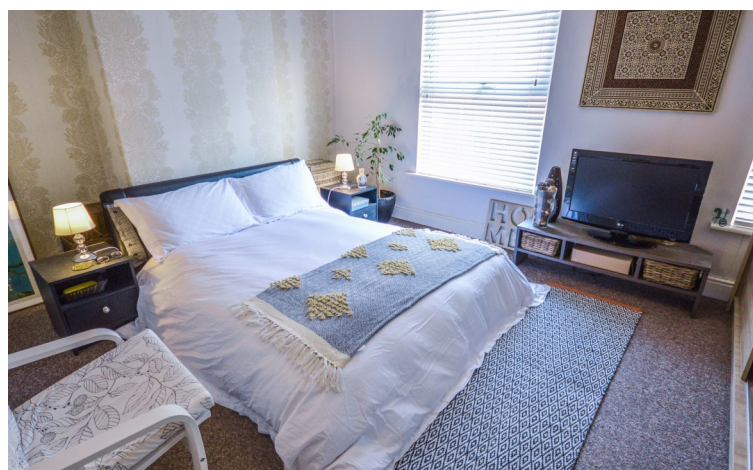
The master bedroom is located off the first-floor landing with two uPVC double-glazed windows to the front aspect, fitted with horizontal blinds; carpeted flooring; a double-panel radiator; a pendant light fitting and ample space for a king-sized bed, wardrobes and dressing table or chest of draws.



BEDROOM TWO

12' 2" x 9' 1" (3.71m x 2.77m)

The second bedroom is also a generous double bedroom with uPVC double glazed window to the rear aspect, with fitted roller blind. This room offers carpeted flooring; a single panel radiator; a pendant light fitting and ample room for a double bed, chest of draws, desk and wardrobe.



BEDROOM THREE

8' 7" x 6' 6" (2.64m x 2.00m)

The third double bedroom is located off the first-floor landing with a uPVC double glazed window to the rear aspect, with fitted roller blind. This room is currently utilised as a home office and would be equally suitable as a child's bedroom. The third bedroom offers carpeted flooring; a single panel radiator and a pendant light fitting.



BATHROOM

6' 6" x 5' 8" (2.00m x 1.74m)

The bathroom is located off the first-floor landing with a uPVC double-glazed frosted glass window to the side aspect, with a fitted roller blind. The bathroom is fully tiled floor to ceiling; a low-level WC; a pedestal hand wash basin; a panelled bath with glazed screen and chrome thermostatic shower system over; a wall-mounted heated towel rail; recessed spotlighting; an extractor fan and laminate wood effect flooring.



EXTERNAL

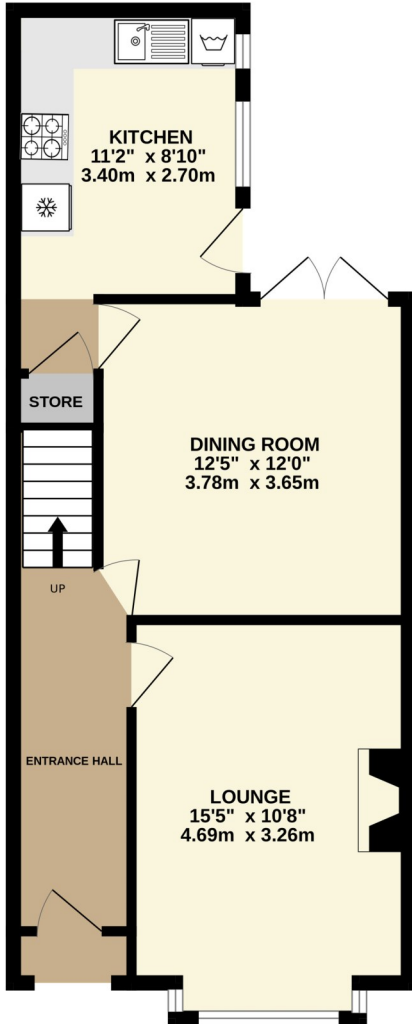
To the front of the property one will find a small front garden which is enclosed by a low-level brick wall and offers a path leading to the front entrance door.



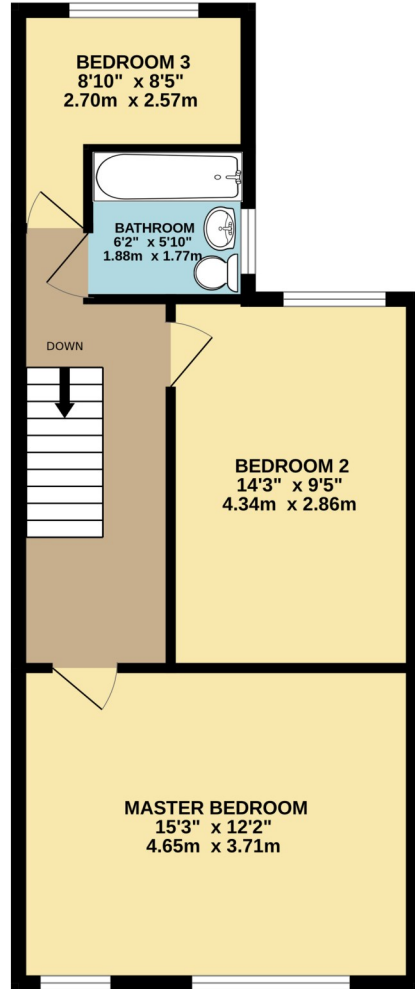
To the rear of the property the garden can be reached via uPVC double glazed French doors from the dining room or a hardwood door from the kitchen, or via the rear access path behind this row of terraced houses. The rear garden is partly lawned with stepping stones leading to the rear gate adjacent to the house is a seating area enclosed by a small paved edging. The rear garden faces due south, therefore will benefit from ample sunshine in the warmer months.



GROUND FLOOR
505 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

1. Is this property sold freehold or leasehold? The owner has advised the property is sold freehold, with a chief rent of £2 per annum. The rent charge can be bought out for £100. The rent charge is payable to the Compton Group, and is paid up to date.

2. Has the current owner carried out any major works at the property? Yes, the current owner has replaced the window from the dining room with a uPVC French door in June 2021. The current owner has also had a new roof fitted to the property around 3-4 years ago, the new roof comes with a 10-year warranty. The roof fitting included new insulating, new batons, a new breathable membrane, replacement of lead flashing and so forth.

3. Which items will the owner be including in the sale price for this property? The owner is happy to include the curtains/ blinds, washing machine, fridge and oven in the sale price.

4. Will the current owner be purchasing onward? Yes, the current owner is looking to up-size, she will be seeking an onward purchase but has said that if a buyer is chain free and able to move quickly, she would consider moving to rented accommodation to break the chain.

5. Is the electrical consumer unit modern and safe? The owner has advised that prior to her purchase in 2016, this property was rented, therefore there was an electrical safety report in place and the house is fitted with a modern consumer unit. This is located in a fitted cabinet in the lounge.

6. What are the current owners favourite aspects of this property? The owner has advised they have enjoyed the convenient access to transport links; easy access to local shops and amenities; and the generous size of the double bedrooms.

7. How much is the council tax for this property? This property is in Trafford council and is a council tax band B, which is currently £1532.90 per annum.