



Woodfield Road, Broadheath, WA14  
Asking Price of £425,000





# Property Features

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- Beautifully Presented Two Double Bedroom Victorian Terraced House
- Original Period Features Throughout
- Extended Kitchen/Breakfast Room
- Double Glazed Throughout
- Modern Family Bathroom
- Cellar Chamber with Utility Space
- Bi-fold Doors Opening onto the Rear Garden
- On-Road Permit Parking
- Sought-after Location
- Short Walk to John Leigh Park

## Full Description

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Beautifully presented two double bedroom Victorian terraced home, ideally located just a short walk from Altrincham town centre and John Leigh Park. The property has been extended to the rear, creating an impressive, light-filled modern kitchen/breakfast room.

The accommodation comprises an open-plan lounge/diner, cellar chamber, two double bedrooms, front and rear gardens, and a family bathroom. Period features are found throughout, and the property is situated in a highly sought-after area, within the catchment for Trafford's outstanding schools, and close to local amenities with excellent transport links.





## OPEN-PLAN LOUNGE-DINER

11' 3" x 28' 2" (3.43m x 8.61m)

The open-plan lounge/diner benefits from front-aspect uPVC sash double-glazed bay windows fitted with Roman blinds. The room features a period fireplace with a stylish surround and hearth, luxury vinyl tile flooring, two pendant light fittings, two double panel radiators, built-in storage within the alcove, and television points.

The room opens through an arched opening, creating a lovely open-plan feel. From here, there is access to the cellar via a wood-panelled door, and to the kitchen through an aluminium-framed glazed door.



## KITCHEN/BREAKFAST ROOM

12' 0" x 13' 8" (3.68m x 4.184m)

The extended kitchen/breakfast room is flooded with natural light, with four skylights and aluminium-framed bi-fold doors spanning the full width of the room, opening onto the rear garden. The kitchen is well-equipped, with matching base and wall units complemented by a matching island/breakfast bar. Integrated appliances include a five-ring gas hob with extractor over, dishwasher, double oven, and fridge. The room is finished with luxury vinyl tile flooring, underfloor heating, and recessed spotlights.





## MASTER BEDROOM

**11' 11" x 14' 9" (3.64m x 4.50m)**

The master bedroom, located at the front of the property, benefits from two uPVC sash double-glazed windows, flooding the room with natural light. The room features exposed polished floorboards, a pendant light fitting, and a double-panel radiator.



## BEDROOM TWO

**12' 11" x 8' 10" (3.94m x 2.71m)**

The second double bedroom benefits from a rear-aspect uPVC sash double-glazed window. The room also features exposed painted floorboards, a pendant light fitting, and a double-panel radiator.



## BATHROOM

**9' 7" x 8' 7" (2.93m x 2.62m)**

The bathroom benefits from a rear-aspect uPVC sash double-glazed frosted window. The suite comprises a pedestal hand wash basin, a low-level WC, and a panelled bathtub with a thermostatic shower over and a glass screen. The room is finished with tiled flooring and part-metro-tiled walls, and further features include a pendant light fitting, a chrome wall-mounted heated towel rail, a double-panel radiator, and an extractor fan.





## CELLAR

11' 3" x 14' 7" (3.45m x 4.47m)

The cellar is accessed through a wood-panelled door from the dining room, with a flight of stone steps leading down to a cellar chamber currently used for utility and storage. The room features a concrete floor and strip lighting, and incorporates a countertop with space and plumbing for a washing machine and tumble dryer.



## EXTERNAL

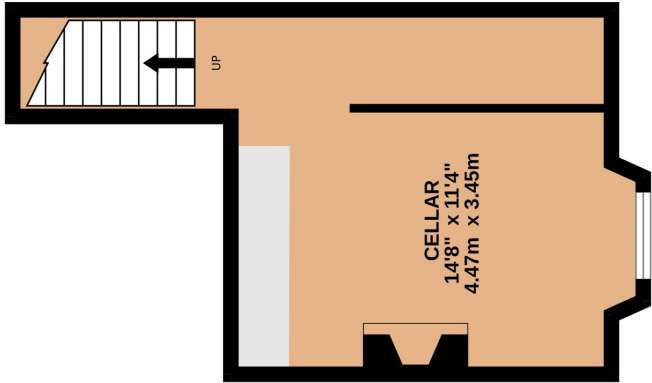
The property is approached from Woodfield Road, with a well-presented front garden bordered by a timber fence to one side and an iron fence to the other, complemented by a mature hedge at the front that provides a good degree of privacy. The garden is paved and features a raised railway sleeper planting bed, with stone steps leading up to the attractive period front door.



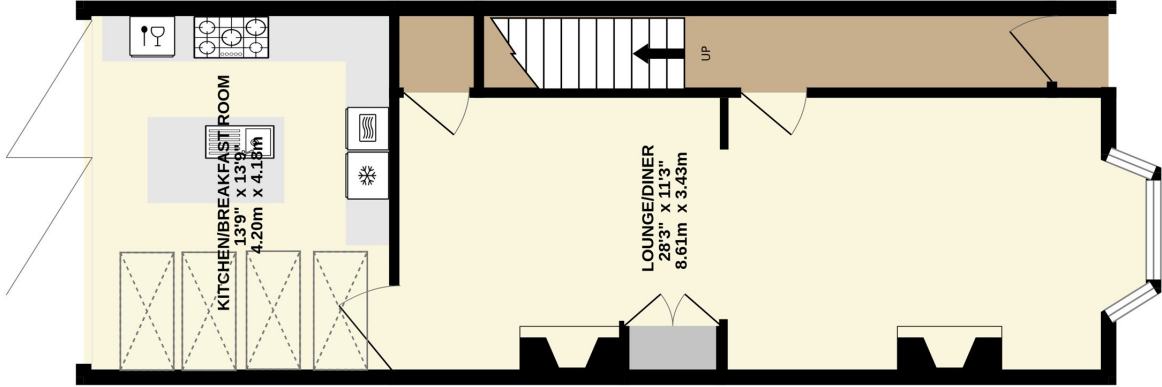
The rear garden is accessed via bi-fold doors from the kitchen/breakfast room and features a patio area immediately adjacent to the house, laid with Indian stone flagging, ideal for outdoor dining and entertaining. A brick wall divides the garden into two sections, beyond which is a lawned area with raised railway sleeper flower beds, all enclosed by timber fencing.



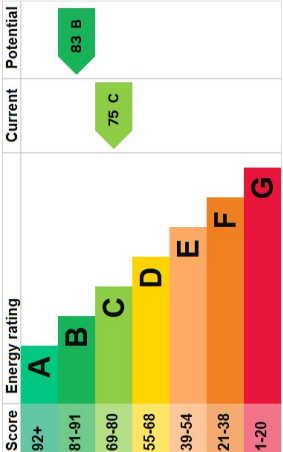
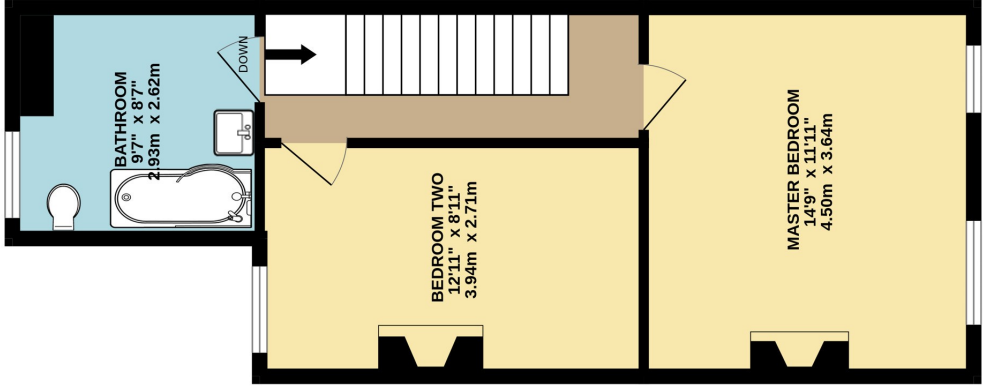
**BASEMENT**  
231 sq.ft. (21.5 sq.m.) approx.



**GROUND FLOOR**  
542 sq.ft. (50.3 sq.m.) approx.



**1ST FLOOR**  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 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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# COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed circa 1900.
- 2. When did the current owners purchase this house?** The current owners purchased this house in October 2014.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours on both sides are pleasant owner-occupier families with teenage children. The road has a nice community feel, with a neighbourhood WhatsApp group and Neighbours who are always happy to help.
- 4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** In this location, full fibre to the door is available.
- 6. Has any work been carried out at this property?** Yes, the kitchen has been extended, and the vendors have confirmed that the building control sign-off has been obtained.
- 7. Which are the current owner's favourite aspects of this property?** The current owners particularly appreciate the abundance of natural light that fills the house, the generous size and well-balanced proportions of the rooms, and the thoughtfully designed layout of the private rear garden.
- 8. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have had the boiler serviced annually, and it is scheduled for service on the 25th of February. The electrics were last checked in February 2023.
- 9. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £160 pcm. The property is in Trafford Council and is Band B, currently £1,649.53 per annum.
- 10. Is there access to the loft space, and has it been boarded for storage?** Yes, there is a loft hatch in the first-floor landing, and the loft is partially boarded for storage.