



WOODFIELD ROAD
BROADHEATH

OFFERS OVER
£425,000

 3 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 VIDEO TOUR



VITALSPACE
INDEPENDENT ESTATE AGENTS



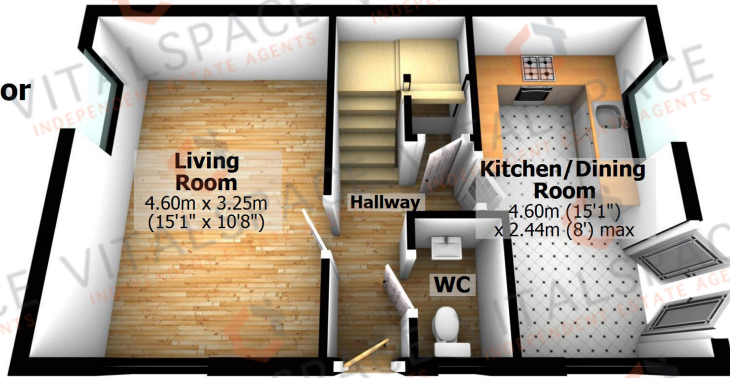
Woodfield Road, Broadheath, WA14 4ET

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this immaculate presented THREE BEDROOM semi detached family home in an ideal location within easy reach of Altrincham town centre and John Leigh park. Approached beneath a covered porch the entrance hallway leads into a superb living room with windows to two elevations alongside a contemporary dining kitchen with a range of integrated appliances with contrasting worksurfaces above and uPVC double doors opening out onto a paved patio area with a landscaped garden beyond. A useful cloakroom/WC completes the ground floor accommodation. To the first floor the master bedroom with mirrored built-in wardrobes benefits from an en-suite shower room, alongside two further good sized bedrooms served by a modern three piece family bathroom. Externally there is excellent off road parking facilities for two vehicles and gated access to the side. To the rear of the property, the south facing landscaped garden is laid mainly to lawn with a paved patio ideal for entertaining during the summer months. A variety of surrounding mature trees create an attractive setting and importantly with a southerly aspect to allow enjoyment of the sun throughout the day. The position of Woodfield Road is ideal being approximately $\frac{3}{4}$ miles distant from the shopping centre in Altrincham with its highly popular Market Quarter which contains a variety of establishments including small independent retailers and informal dining options. Navigation Road Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition, this property falls within the catchment area of highly regarded primary and secondary schools and a short distance to the south is John Leigh Park with tennis courts and recreation areas. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

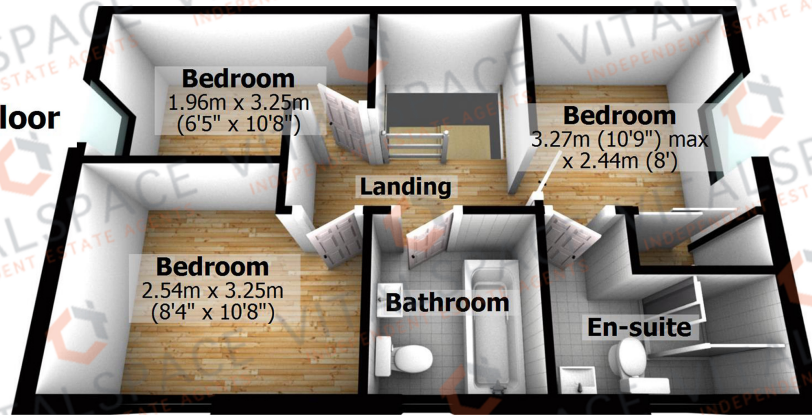




Ground Floor



First Floor



Features

- Three bedrooms
- Semi detached property
- Close to Metro Link Station
- Desirable location
- uPVC double glazing
- Gas central heating
- Open plan dining kitchen
- Downstairs cloakroom/WC
- South facing rear garden
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? 10 years

Tenure: Freehold

How old is the boiler and when was it last inspected?
Serviced 11 months ago

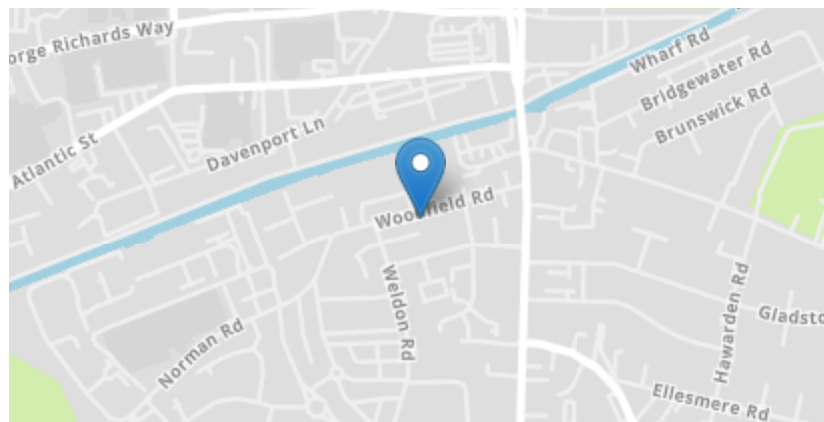
When was the property last rewired? When built

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? N/A

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83
EU Directive 2002/91/EC		

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