



1 Teal Close, Broadheath, Altrincham, WA14 5LP

FOR SALE

A well presented, semi detached home in a popular residential location, close to local amenities and transport links.

The property is well maintained throughout and briefly comprises a spacious lounge, fitted kitchen to the back of the property leading onto the back garden, two bedrooms and a family bathroom. The property has UPVC windows and gas central heating.

There is a driveway and a lawned garden to the front of the property and an enclosed garden to the rear.

GUIDE PRICE: £265,000

DIRECTIONS

WA14 5LP

The property is located in a popular residential location, which is close to local amenities and schools. 1.8 miles from the Centre of Altrincham, the house is easily accessible. Placed on the end of a quiet cul-de-sac, the house can be accessed by heading south on Barlow Road, then turning right and right again onto Teal close.

DESCRIPTION

The house comprises of 2 bedrooms and 1 bathroom, with a spacious lounge, kitchen and garden. The sale comes with one driveway right of the property, and additional parking on the road. The external and internal features have been well looked after, showing the property in good condition. There is a large bay window in the lounge downstairs, allowing this room to be bright and spacious. The kitchen contains gas cooker, washing machine and wide amounts of workshop space. The garden is approx. 42m/sq and is well presented with paving and grass.

OFFERS

Offers should be made to the selling agent. It should be noted that any offers put forward should be able to exchange within four weeks of the closing date, with a ten percent non-refundable deposit paid to the vendors solicitors.

ACCOMMODATION

LOUNGE 3.6m x 4.2m

KITCHEN 3.6m x 3.1m

BEDROOM 1 3.6 x 3.1m

BEDROOM 2 2.1m x 3.6m

BATHROOM 1.9m x 2.0m

GUIDE PRICE

£265,000

POSSESSION

The previous tenant has moved out of the property, and it is intended that the property will be sold with vacant possession.

LAND REGISTRY TITLE

The site has Land Registry Title GM297750. Title is understood to be leasehold with a ground rent of £35 per year.



LOCAL AUTHORITY:

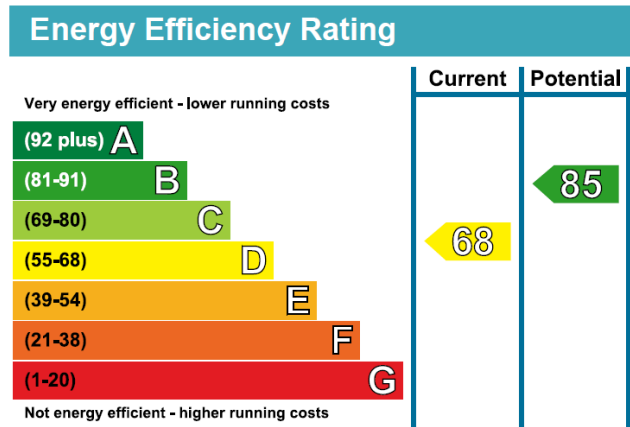
Trafford Council

COUNCIL TAX

Council Tax band B

EPC

The EPC rating for this property is D



VIEWINGS

Internal viewings of the property is by appointment with the selling agents only.

Viewings may be delayed whilst the property is occupied.

Please call the team on 0161 941 4228 to arrange a viewing.

DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

We recommend that intending buyers inspect the property themselves.

A director of Oakwood Valuation Surveyors Ltd is also a director of the vendor company

Please note that photographs are not current and are awaiting updating.

ANTI MONEY LAUNDERING

In accordance with legal requirements, prospective buyers will be required to provide proof of ID and address before any offer can be reported to solicitors.

Please call our office on 0161 941 4228 to register your details or for any further enquiries.