



\*\*\*\* SPACIOUS TWO BEDROOM, SEMI-DETACHED HOME WITH NO CHAIN ! \*\*\*\* Are you looking for a home where you can add your own stamp? Then this one might be the one for you!!! Positioned on a quiet cul-de-sac with in a popular residential area this property is ideal for first time buyers, downsizers or even as an investment. Benefitting from a spacious lounge with double doors onto a lovely garden area, a sizeable, fitted kitchen, two double bedrooms, a three piece bathroom, long driveway for multiple cars at the front and a spacious garden! The property is gas central heated and double glazed throughout. A fabulous property located within walking distance to Broadheath Primary School, Waitrose, Altrincham town centre PLUS close to Navigation Metrolink Station, Dunham Massey and EXCELLENT network and transport links. Viewings are by appointment only and can be arranged by contacting the office!!!





### **Entrance Hallway**

Upvc door to the front, laminate flooring, ceiling light point, storage cupboard and wall mounted radiator.

### **Kitchen**

A fully fitted kitchen with a range of white wall and base unit cupboards with roll top work surfaces and breakfast bar. Vinyl flooring, tiled splash backs, double glazed window, ceiling light point, wall mounted radiator and plug points. Space for a washing machine, fridge freezer and built in gas hob, extractor hood, electric oven and stainless steel sink with mixer tap.

### **Lounge/Diner**

Laminate flooring, ceiling spotlights, wall mounted radiator, plug points and double glazed patio doors onto the rear garden. Carpeted stairs to the first floor.

### **First Floor Landing**

Carpeted stairs, plug point and ceiling light point.

### **Bedroom 1**

Laminate flooring, ceiling light point, wall mounted radiator, plug points, double aspect windows and built in storage cupboard.

### **Bedroom 2**

Laminate flooring, ceiling light point, wall mounted radiator, plug points, double glazed window and loft hatch access.

### **Bathroom**

Three piece white bathroom suite comprising of a pedestal W.C, bath and handwash basin. Tiled walls, double glazed window, ceiling light point and wall mounted chrome towel radiator.

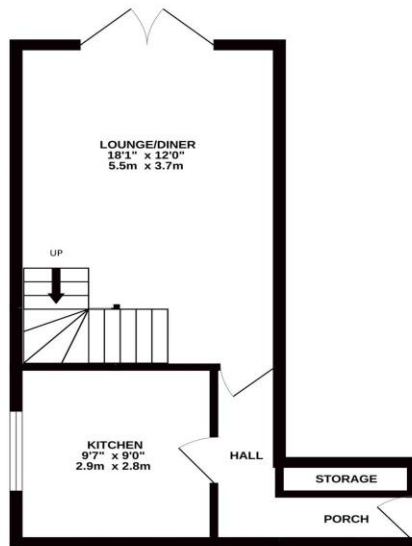
### **Externally**

To the front of the property there is a large driveway, suitable for off road parking for multiple cars. Access to the rear garden via a wooden gate. To the rear of the property there is a paved pathway leading to a spacious private rear garden with a large lawn and mature trees.

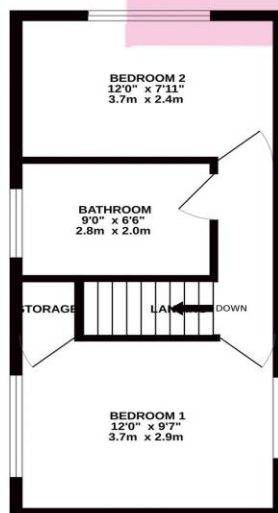




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 745sq.ft. (69.2 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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# Energy performance certificate (EPC)

12, Teal Close  
Broadheath  
ALTRINCHAM  
WA14 5LP

Energy rating

**D**

Valid until: **3 July 2028**

Certificate number: **8688-7926-5060-9878-3926**

Property type: Semi-detached house

Total floor area: 58 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	68 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		