



**THORNLEY  
GROVES**

# 31 Sinderland Road Broadheath

Altrincham  
WA14 5JW



- No Chain
- Spacious Terrace
- 2 Reception Rooms
- Fitted Kitchen
- Utility Room
- Downstairs WC
- 2 Double Bedrooms
- Bathroom
- uPVC Double Glazed
- Rear Yard & Garden

## £220,000

16/18 Lloyd Street WA14 2DE

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Ideal for first time buyers or couples who want to put their own stamp on a property, this spacious bay fronted terrace has two double bedrooms, a rear yard and garden, and is located within walking distance of Waitrose, the Trans Pennine trail and good schools.

The property is situated within easy reach of Altrincham town centre with its excellent range of shopping and recreational facilities including Marks & Spencer, House of Fraser, Debenhams, Waterstones, Tesco and Sainsbury's. For commuters, the motorway links providing nationwide access lie within a ten minute drive and Manchester International Airport is just a fifteen minute drive away. The Metrolink line can be accessed from the railway station in Altrincham town centre and Navigation Road providing a quick service into Manchester city centre and beyond.



### ENTRANCE HALLWAY

Accessed via a hardwood front door. Radiator. Stairs to the first floor accommodation.

### LIVING ROOM

A good sized reception room with a uPVC double glazed window to the front elevation. Radiator. Fireplace with provision for a gas fire.

### DINING ROOM

Another good sized reception room with uPVC double glazed French doors to the rear garden. Wall mounted gas fire (disconnected). Radiator. Large understairs storage cupboard.

### KITCHEN

Fitted with a range of matching wall and base units. Laminate worktops. Stainless steel sink and drainer with chrome mixer tap. Integrated 4-ring gas hob with electric oven beneath and extractor fan above. Two uPVC double glazed windows overlooking the rear garden. Vinyl floor covering. Tiled splash backs.

### UTILITY ROOM

Door to the rear garden. Two windows overlook the rear garden. Vinyl floor covering. The boiler is housed in this room. Space and plumbing for a washing machine. Space for a fridge/freezer.

### DOWNSTAIRS WC

Low level WC. Wash basin. uPVC frosted double glazed window. Wooden flooring.

### FIRST FLOOR LANDING

### BEDROOM ONE

A spacious master bedroom with a uPVC double glazed window to the front elevation. Fireplace. Radiator. Storage cupboard/wardrobes.

### BEDROOM TWO

Another double bedroom with a uPVC double glazed window to the rear elevation. Loft access.

### BATHROOM

Accessed from the second bedroom and fitted with a white suite comprising panelled bath with shower over. Vanity wash basin with

storage cupboard beneath. Low level WC. Radiator. Tiled walls. Carpeted floor. uPVC obscure double glazed window to the rear elevation.

### GENERAL DESCRIPTION OUTSIDE

To the front of the property, there is a small garden area where the bins are currently stored; however, there is access down the side of the end terrace to store bins at the back of the property. The front is enclosed by a low level brick wall and screened by shrubbery. To the rear of the property, there is a paved patio area and a gate gives access to the lawned area. To either side of the garden, there is bin access for the neighbouring properties.

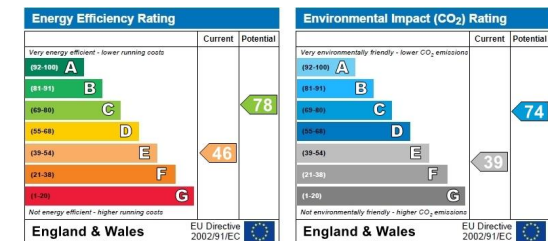
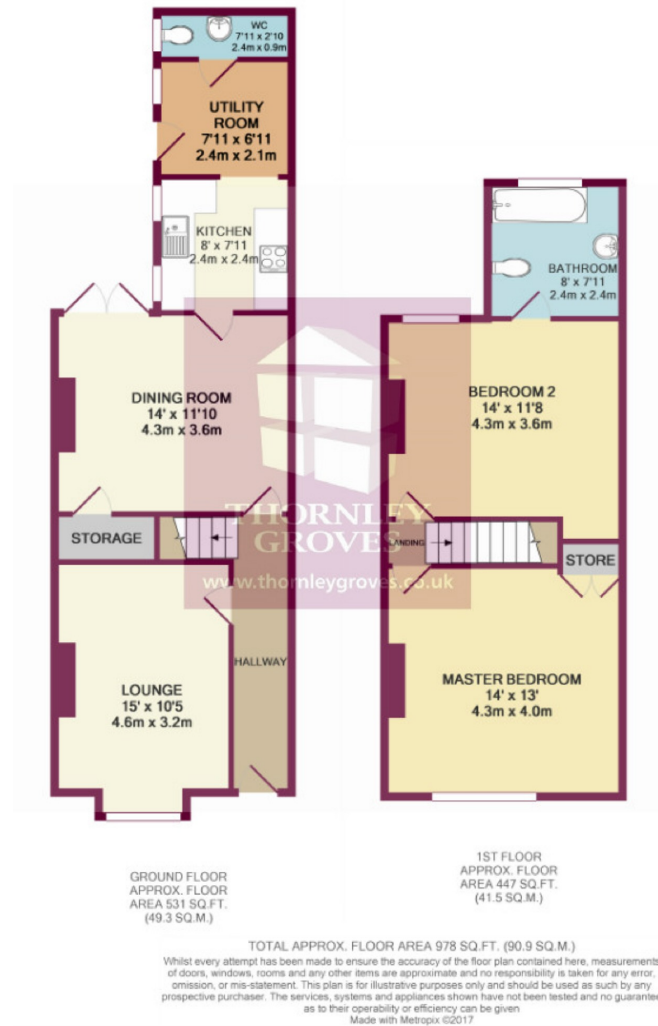
### TENURE & COUNCIL TAX

This property is freehold and free from chief rent and is in the Trafford Borough, Council tax - Band B (£1,093.41 pa).

### DIRECTIONS

Proceed away from Altrincham via Manchester Road. Sinderland Road is the third turning on the left hand side after the canal bridge as you start to exit the town centre. The property is located on the left hand side, easily identified by the Thornley Groves 'for sale' board.





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**Tel: 0161 245 1111**

**Manchester Northern Quarter**  
84 Tib Street M4 1LG  
**Tel: 0161 245 1111**

**Manchester Southern Gateway**  
25 Whitworth St West M1 5ND  
**Tel: 0161 245 1111**

**Salford City Point**  
150 Chapel Street M3 6AF  
**Tel: 0161 245 1111**

**Swinton**  
46 Chorley Road M27 5AF  
**Tel: 0161 728 3358**

**Urmston**  
2 Higher Road M41 9BQ  
**Tel: 0161 748 4111**

**Sale**  
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**Altrincham**  
16/18 Lloyd Street WA14 2DE  
**Tel: 0161 941 4111**

**Hale**  
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**Tel: 0161 941 4111**

