



Oakwood
PROPERTY SERVICES

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www.oakwoodpropertyservices.co.uk



5 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 of 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 lawned garden to the front of the property, enclosed garden to the rear and a garage further along the road.

Guide price: £260,000

DIRECTIONS

The property is located in a popular residential location, which 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 compromises of 2 bedrooms and 1 bathroom, with a spacious lounge, kitchen and garden. The sale comes with a garage in a nearby block. 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. Brand new fitted carpets and redecorated.

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 3.7m X 4.3m

KITCHEN 3.6m X 3.1m

BEDROOM 1 3.6m X 3.1m

BEDROOM 2 2.2m X 3.6m

BATHROOM 1.9m X 2.0m

GUIDE PRICE

£260,000

POSESSION

It is intended that the property will be sold with vacant possession.



LAND REGISTRY TITLE

The site has land registry title GM295787. Title is understood to be leasehold with a term of 999 years from 1977. Ground rent is £35 pcm.

EPC AND FLOORPLANS

15/06/2023, 11:15

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

VIEWINGS

By appointment call our office on 0161 941 4228

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. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T.

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.



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Property
Redress
Scheme



RICS