



45 Pochard Drive, Broadheath  
Altrincham

£310,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# 45 Pochard Drive

Broadheath, Altrincham

Three-bedroom semi-detached home in a cul-de-sac with modern kitchen diner, conservatory, fitted storage, driveway, no onward chain, near amenities, schools, and transport.

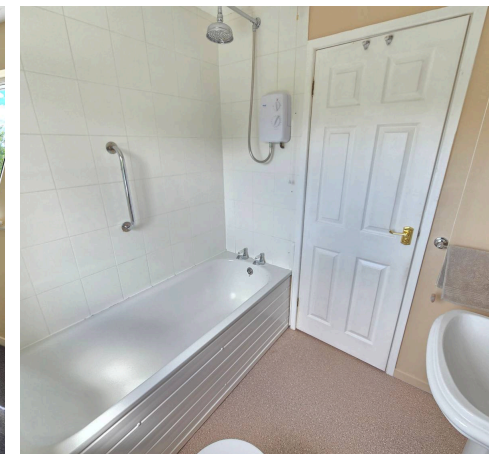
Council Tax band: C

Tenure: Leasehold- 957 Years Remaining

Ground Rent - £40 Per Annum

EPC Energy Efficiency Rating: C

- NO ONWARD CHAIN
- CONTEMPORARY KITCHEN DINER
- GOOD SIZE CONSERVATORY
- DRIVEWAY
- THREE BEDROOMS WITH FITTED STORAGE
- ENCLOSED REAR GARDENS
- CUL DE SAC LOCATION



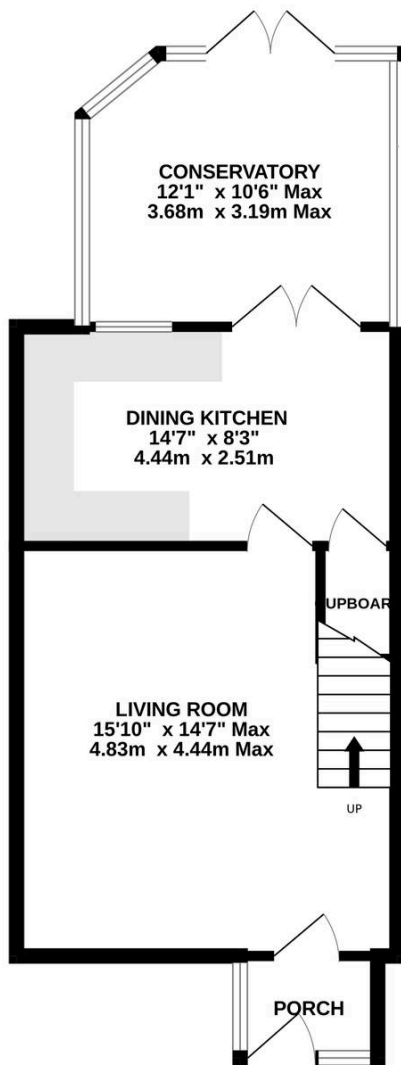
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Broadheath, Altrincham

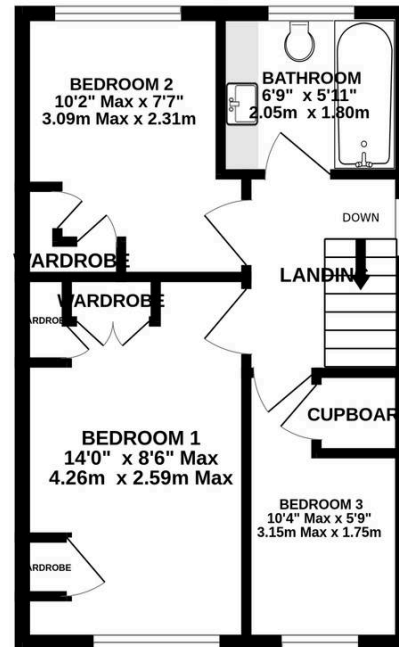
Nestled in a popular cul-de-sac, this wonderful three-bedroom semi-detached house presents a rare opportunity for those seeking a harmonious blend of charm and contemporary comfort, offered with no onward chain for a seamless purchase. Upon entering, you are welcomed by an attractive entrance porch that leads to a well presented living room, thoughtfully designed to provide a warm and inviting atmosphere, ideal for both relaxation and entertaining. The heart of the home is the impressive contemporary kitchen diner, featuring modern cabinetry, integrated appliances, and ample workspace. Adjacent to the kitchen, a generously proportioned conservatory enjoys a high degree of natural light, offering a versatile space that can be enjoyed year-round as a tranquil retreat or a stylish extension of the living area. Upstairs, three well-proportioned bedrooms each benefit from fitted storage, ensuring a clutter-free and organised environment. The family bathroom is finished with a white three piece suite. Additional features include a private driveway, offering convenient off-street parking and further enhancing the practicality of this home. This property is ideally situated for access to local amenities, reputable schools, and excellent transport links, making it perfectly suited for families and professionals alike.



GROUND FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



POCHARD DRIVE, ALTRINCHAM WA14 5NJ

TOTAL FLOOR AREA : 848 sq.ft. (78.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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