



Ashlands Road, Timperley, WA15  
Offers in Excess of £465,000





# Property Features

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- Three Bedroom Semi-Detached House
- Generous Rear Garden
- Off-Road Parking
- Wrap Around Ground Floor Extension
- Adjoining Garage/ Utility Room
- Downstairs WC
- In Catchment for Trafford Grammar Schools
- Open Aspect to the Rear
- Ten Mins Walk to Timperley Metrolink
- Cul-De-Sac Location

## Full Description

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This well-presented three-bedroom semi-detached house features a ground-floor wrap-around extension and a spacious rear garden, offering flexible living areas. The property includes a modern kitchen and bathroom, a separate living room and dining room, a downstairs WC, a utility room, and two double bedrooms along with one single bedroom. Additionally, there is off-road parking available.

Situated in a quiet cul-de-sac in a highly sought-after area, the property is within walking distance of local amenities and transport links. It is also located within the catchment area for Trafford's outstanding schools. The property benefits from an open-aspect to the rear with views over the playing fields. The property could be further extended over the garage (subject to local authority approval).





## LIVING ROOM

**19' 5" x 10' 11" (5.93m x 3.33m)**

Situated at the back of the property, the spacious living room is enhanced by uPVC French doors, which are flanked by two uPVC double-glazed windows. These features provide access to the rear garden and allow abundant natural light to fill the room. The living room is equipped with a pendant light fitting, two additional wall-mounted uplighters, carpeted flooring, built-in storage cabinets in the recesses, and television connections point.



## DINING ROOM

**13' 3" x 11' 6" (4.06m x 3.51m)**

Located at the front of the property, the dining room features a uPVC double-glazed bay window that fills the space with natural light. The room is finished with wood-effect luxury vinyl tile flooring, a radiator with decorative wooden cover, pendant light fitting, built-in storage cabinet and shelving in the recess, as well as telephone and internet points.



## KITCHEN

**16' 2" x 10' 11" (4.94m x 3.33m)**

The kitchen is accessed from the entrance hall and features a uPVC double-glazed window overlooking the rear garden, along with a uPVC door providing direct garden access. It is fitted with a range of matching white high-gloss base and wall units, with a breakfast bar, a recessed one and a half bowl sink, a five-ring gas hob with stainless steel extractor, and an integrated double oven. There is also space for a freestanding fridge-freezer, dishwasher, and washer/dryer. The room is finished with tiled flooring and recessed spotlighting.



From the kitchen a further door allows access to the garage/ utility space. The wall mounted combi boiler is housed in an eye-level storage cupboard in the kitchen area.



## DOWNSTAIRS WC

**3' 11" x 2' 1" (1.21m x 0.64m)**

The downstairs WC is located off the entrance hall, featuring a low-level WC, a wall-mounted corner hand wash basin, luxury vinyl tile flooring with a wood effect, an extractor fan and recessed spotlighting.



## MASTER BEDROOM

**14' 3" x 10' 2" (4.36m x 3.10m)**

The master bedroom is located off the first floor landing with a uPVC double glazed bay window to the front aspect. This room is fitted with carpeted flooring, wall-to-wall built in wardrobes, a pendant light fitting and a single panel radiator.



## BEDROOM TWO

**11' 10" x 10' 0" (3.63m x 3.05m)**

The second double bedroom is located off the first floor landing with a uPVC double glazed window to the rear aspect. This room is fitted with carpeted flooring, a built in wardrobe, a pendant light fitting and a single panel radiator.



## BEDROOM THREE

**8' 6" x 6' 7" (2.61m x 2.03m)**

The third bedroom is a single size room. This room benefits from a uPVC double glazed window to the front aspect, carpeted flooring, a single panel radiator, a built in wardrobe/ storage cupboard and a pendant light fitting.





## BATHROOM

**6' 10" x 5' 11" (2.09m x 1.81m)**

The modern bathroom is located off the first-floor landing and features a uPVC double-glazed frosted window to the side aspect. It is fitted with a white three-piece suite comprising a panelled bathtub with a chrome thermostatic shower over, a pedestal wash basin with storage beneath, and a low-level WC. The room is finished with tiled flooring, part-tiled walls, a tiled feature wall, a ceiling-mounted light fitting, and a modern heated towel rail.



## GARAGE / UTILITY ROOM

**16' 11" x 6' 11" (5.17m x 2.12m)**

Attached to the property and accessible from the kitchen, the garage/utility space provides excellent additional storage. The garage space offers space and plumbing for a tumble dryer, fridge and freezer. A uPVC double-glazed door offers access to the rear garden and there is a door to the kitchen and an up-and-over door leading to the front drive.



## EXTERNAL

At the front of the property, there is a garden that is partially paved for parking and partially laid to lawn, featuring a flower border. Mature bushes adorn the front of the garden, and there is a low timber fence to the right of the garage. From the front of the property, you can access both the front door and the garage door.

The property boasts a large rear garden, mainly laid to lawn with a paved footpath leading to a planted area featuring mature shrubs and a well-maintained vegetable patch. Mature hedging encloses the garden on three sides, offering privacy, while established bushes and trees enhance the natural feel.

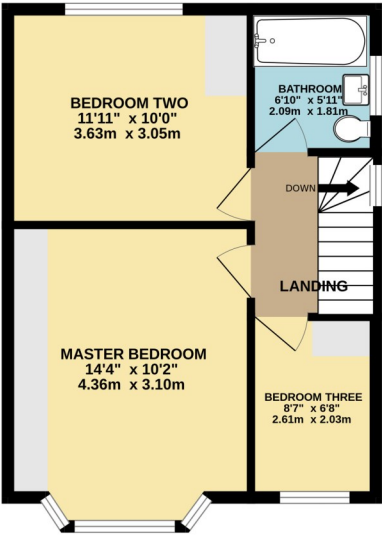
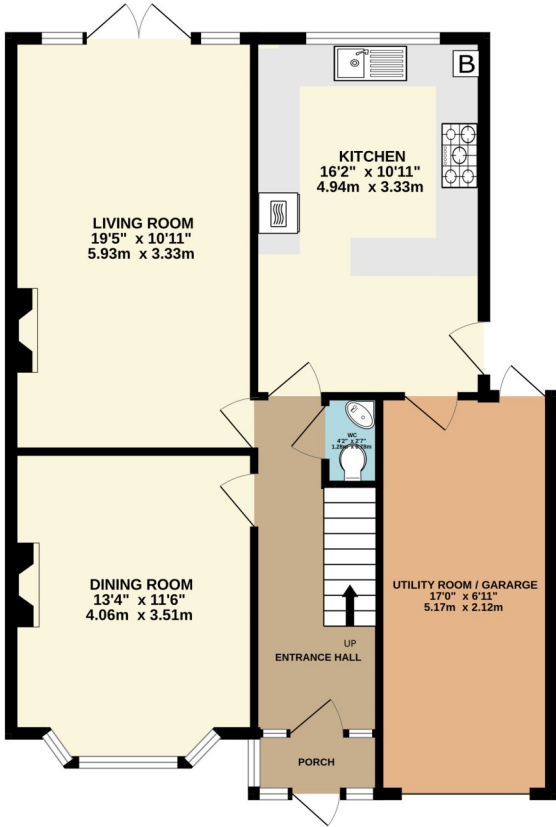






GROUND FLOOR  
827 sq.ft. (76.8 sq.m.) approx.

1ST FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1237 sq.ft. (115.0 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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# COMMON QUESTIONS

**1. When was this property built?** The owner advised that this house was constructed in the early 1950s.

**2. When did the current owners purchase this house?** The current owners purchased this house in July 2000.

**3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant owner-occupiers.

**4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold as a leasehold. There is a £6 per annum ground rent, with no service charge and circa 926 years remaining on the lease. Your legal advisor will be able to confirm this information. The owner have confirmed that the ground rent could be bought out, meaning the house would be freehold, the price for this has been quoted as £1069.

**5. What is the internet speed like in this location?** Fibre Broadband is available in this location.

**6. Has any work been carried out at this property?** In 2005, the owners carried out a single-story wrap-around extension including a garage and front porch. Local authority building control was granted, and a completion certificate can be provided.

**7. What are the current owner's favourite aspects of this property?** The current owners have advised that they have enjoyed the rear garden, the quiet cul-de-sac location and the friendly neighbours.

**8. Have the owners had the boiler inspected recently?** Yes, the owners had the boiler newly installed 5 years ago, and it had the boiler serviced in 2024. The boiler is a Worcester Bosch combi boiler which is a reliable make.

**9. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £170 pcm. The property is in Trafford Council and is band C, which is currently £ 1,885.16 per annum.

**10. Is there access to the loft space, and has it been boarded for storage?** Yes, there is a loft hatch in the first-floor landing, and the loft is part boarded for storage with a pull-down ladder.