



Ashley Road, Altrincham, WA14
Offers in Excess of £875,000



Property Features

- Three Bedroom Detached Property, with Additional Loft Room.
- Generous Plot
- Offering Huge Potential
- Three Reception Rooms
- Double Glazed Throughout
- Sought-after Location
- In Catchment for Trafford Schools
- 5 Minutes Walk to Altrincham and Hale Town Centres
- Chain Free Sale

Full Description

This well-proportioned, three-bedroom detached property which also boasts an additional loft room is situated in a sought-after location on a generous plot, making it a fantastic opportunity for families and those looking to personalise a home with great potential.

The ground floor comprises three spacious reception rooms, kitchen, utility space, and a downstairs WC. On the first floor, you will find three double bedrooms, separate bathroom and WC, along with a versatile loft room that can serve as a home office, playroom, or guest space.

Outside, the home is set back from the road, featuring off-road parking, a detached garage, and well-maintained front and rear gardens. These outdoor spaces offer plenty of room for relaxation and entertaining.

This property is conveniently located within walking distance of Altrincham town centre, known for its vibrant market, shops, restaurants, and excellent transport links. It also falls within the catchment area for highly regarded local schools, making it an ideal family home.



ENTRANCE HALL

The property is entered through the front garden via uPVC French doors that lead into a porch. From there, you pass through an impressive timber-panelled door with cast iron fittings. The entrance hall is bright and spacious, featuring carpeted flooring, a pendant light, and a uPVC double-glazed window to the side aspect. From the entrance hall, you can access the breakfast room, living room, dining room, WC, and the first-floor accommodation via a carpeted staircase.



LIVING ROOM

16' 11" x 11' 7" (5.16m x 3.55m)

The living room, accessed from the entrance hall, features a uPVC double-glazed door to the rear garden, with surrounding uPVC double-glazed windows providing natural light and garden views. Additional features include a gas fireplace with decorative surround and hearth, carpeted flooring, a pendant light fitting, a single panel radiator, a television point, and a multi-coloured glass brick feature to the side aspect.



DINING ROOM

15' 8" x 11' 6" (4.79m x 3.53m)

The dining room is located at the front of the property and features a uPVC double-glazed bay window, carpeted flooring, a single panel radiator, a pendant light fitting, and a gas fireplace with decorative surround and hearth.



BREAKFAST ROOM

11' 8" x 10' 4" (3.58m x 3.16m)

The breakfast room features a uPVC double-glazed window to the side aspect, carpet flooring, a pendant light fitting, a cupboard housing the boiler, and provides access to the utility space and kitchen.



KITCHEN

10' 4" x 9' 11" (3.17m x 3.03m)

The kitchen benefits from dual aspect uPVC double-glazed windows to the side and rear, allowing plenty of natural light. It also features a part-glazed door providing direct access to the rear garden. Additional features include vinyl flooring, a ceiling-mounted strip light, base and eye-level cupboards, a recessed stainless steel sink and a half with mixer tap, a single panel radiator, and an integrated oven and gas hob.



UTILITY ROOM

5' 10" x 4' 7" (1.80m x 1.40m)

The utility space, accessed from the breakfast room, features carpeted flooring, shelving, a side aspect uPVC double-glazed frosted window, with space for a washing machine and dryer.



DOWNSTAIRS WC

6' 4" x 4' 11" (1.94m x 1.50m)

The downstairs WC, accessed from the entrance hall and located under the stairs, features wood-effect laminate flooring, a low-level WC, a wall-mounted hand wash basin with storage beneath, and a side aspect uPVC double-glazed frosted window. It also includes additional under-stair storage space.



MASTER BEDROOM

16' 8" x 11' 6" (5.10m x 3.52m)

The spacious master bedroom, accessed from the first-floor landing, enjoys a large rear aspect uPVC double-glazed window offering pleasant views over the rear garden. Additional features include two pendant light fittings, a single panel radiator, carpeted flooring, and a hand wash basin with built-in under-sink storage.



BEDROOM TWO

15' 3" x 11' 6" (4.67m x 3.53m)

The generous second bedroom is located at the front of the property and features a uPVC double-glazed bay window, built-in wardrobes, carpeted flooring, a pendant light fitting, and a single panel radiator.



BEDROOM THREE

10' 4" x 8' 10" (3.17m x 2.70m)

Bedroom three features a side aspect uPVC double-glazed window, wood-effect laminate flooring, a single panel radiator, a pendant light fitting, and built-in wardrobe space.



LOFT ROOM

14' 6" x 11' 0" (4.43m x 3.36m)

The loft room is accessed from the first-floor landing via a wooden staircase. It features two large uPVC double-glazed windows to the side aspect, a pendant light fitting, carpeted flooring, and doors on either side providing access to additional eaves storage space.



BATHROOM

7' 2" x 6' 2" (2.20m x 1.90m)

The bathroom is accessed from the first-floor landing and features a uPVC double-glazed frosted glass window with a vertical blind to the side aspect. It includes a panelled bathtub with a mixer tap and shower extension, a wall-mounted hand wash basin, and a glazed shower cubicle with a thermostatic shower. The space is finished with a tiled floor, half-tiled walls, and ceiling-mounted spotlights.



WC

5' 9" x 2' 5" (1.76m x 0.75m)

The separate WC is accessed from the first-floor landing and includes a low-level WC and a UPVC double-glazed frosted window to the side aspect. It is finished with a pendant light fitting, tiled flooring, and half-tiled walls .

EXTERNAL

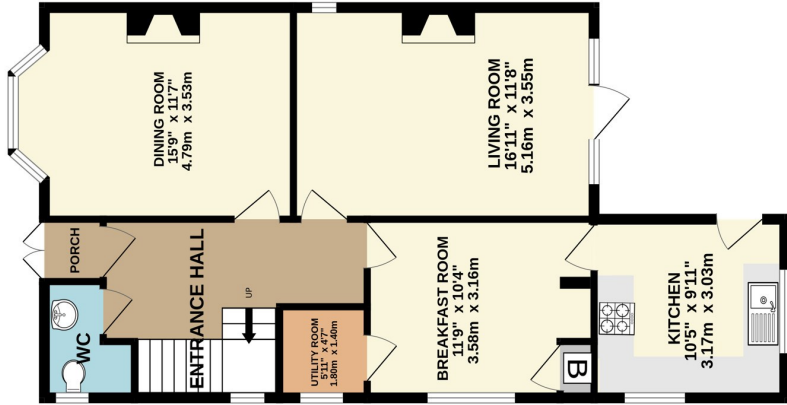
The property is set back from the road by a wide tree-lined pavement, with a low-level stone enclosing the front garden. The front garden is block paved to the front and side, providing both practicality and a neat appearance. The borders are adorned with mature shrubs, plants, and trees, adding natural beauty. On one side, a timber-panelled fence enhances privacy and character. There is also access to the detached garage.

To the rear, a generous, mature garden offers ample outdoor space. A patio area sits adjacent to the house, perfect for outdoor seating or entertaining. The remaining space is laid to lawn, framed by borders filled with mature trees, flowers, and shrubs, creating a lush and vibrant setting. The garden is enclosed on all sides by a timber-panelled fence, ensuring privacy and making it an ideal space for relaxation.

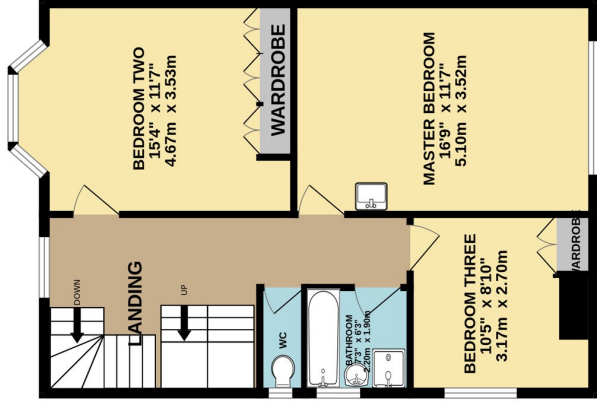


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

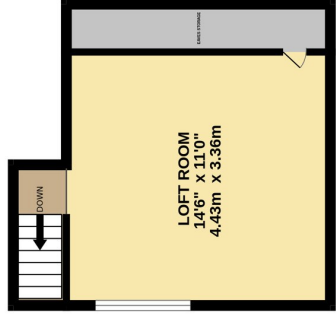
GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



2ND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1793 sq.ft. (166.6 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 1920s.
- 2. When did the current owners purchase this house?** The current owners purchased this house in 1974.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant, owner-occupied families.
- 4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** In this location, full fibre to the door is available.
- 6. Has any work been carried out at this property?** No, the current owner has not carried out any work on the property.
- 7. What are the current owner's favourite aspects of this property?**
The current owners have shared that they have particularly enjoyed the rear garden, the property's convenient location close to amenities, and the spacious driveway.
- 8. How much is the council tax at this property?** The property is in Trafford Council and is a band F, which is currently £3,063.42 per annum.

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