



**GASCOIGNE  
HALMAN**

34 ASHLEY ROAD, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## 34 ASHLEY ROAD, ALTRINCHAM

A stunning DETACHED property situated on Ashley Road just moments from Altrincham and Hale's amenities whilst enjoying an elevated and set back position. This fantastic home offers SPACIOUS and flexible accommodation arranged over THREE FLOORS. A wealth of CONTEMPORARY fixtures and fittings are accompanied by an attractive rear garden and ample gated parking.





STUNNING PERIOD DETACHED HOME

FABULOUS CENTRAL ALTRINCHAM  
LOCATION

FOUR WELL PROPORTIONED  
BEDROOMS

FOUR RECEPTION ROOMS

CONTEMPORARY BREAKFAST KITCHEN

UTILITY ROOM

DOWNSTAIRS W.C.

OFFICE

TWO VERSATILE CELLAR CHAMBERS

THREE BATHROOMS

LARGE DRESSING ROOM

SUN TERRACE

ATTRACTIVE REAR GARDEN

AMPLE OFF ROAD PARKING

SECURE GATED ENTRANCE

34 ASHLEY ROAD | ALTRINCHAM

This handsome detached period property situated on Ashley Road enjoys an elevated and set back position and has undergone an extensive programme of refurbishment to provide a fantastic opportunity for a family buyer. The property boasts versatile and spacious accommodation arranged across three floors with a wealth of contemporary fixtures and fittings.

An internal viewing of this impressive family home will reveal: A beautiful welcoming hallway with Spanish porcelain flooring running throughout the ground floor accommodation, a stunning lounge and sitting room with sash style windows to the front elevation which are in keeping with the period features of the property. A separate formal dining room with access to the breakfast kitchen. The breakfast kitchen is fitted with a modern range of high gloss units with granite work surfaces over, plus a range of high quality integrated appliances. A family room provides an everyday informal area with access to the kitchen. Separate utility, downstairs WC and office space.

To the first floor the property offers four double bedrooms. The master bedroom boasts a large dressing area with fitted wardrobes and a four piece contemporary bathroom suite with underfloor heating. The second bedroom enjoys an ensuite shower room and double doors onto a sun terrace. The third and fourth bedrooms have the use of a Jack and Jill shower room equipped with a contemporary suite.

To the rear is an enclosed private garden with walls to the perimeters which create a good degree of privacy. The garden is laid mainly to lawn with a paved area ideal for outside dining and entertainment which may be accessed from the dining kitchen. An attractive water feature built within the garden wall with lighting to the side can be controlled via a remote control from within the property. The property is approached via remote control operated wooden entrance gates opening to a recently laid driveway providing extensive off street parking.







## LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe, The Trafford Centre is only a few miles away. Hale village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.



## DIRECTIONS

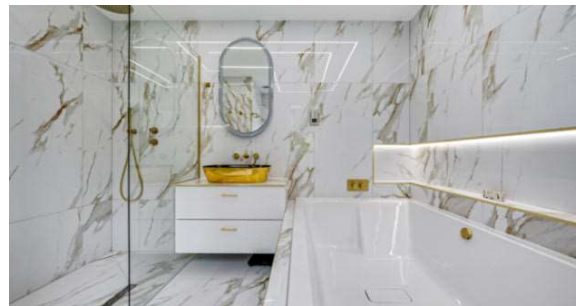
SAT NAV: WA14 2DW

## TENURE

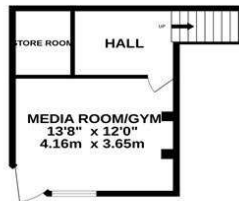
Freehold

## LOCAL AUTHORITY

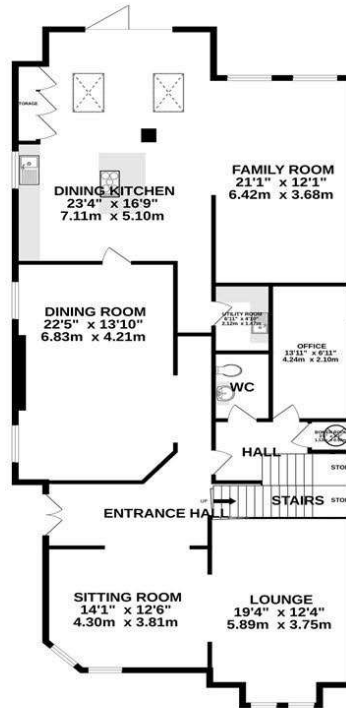
Trafford MBC Tax Band G



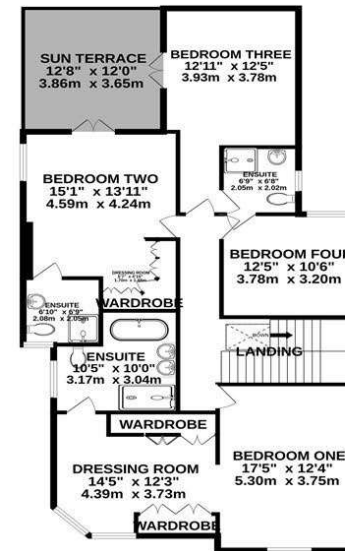
LOWER GROUND FLOOR  
290 sq.ft. (26.7 sq.m.) approx.



GROUND FLOOR  
1811 sq.ft. (168.2 sq.m.) approx.



1ST FLOOR  
1265 sq.ft. (117.5 sq.m.) approx.



TOTAL FLOOR AREA: 3356 sq.ft. (311.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**ALTRINCHAM OFFICE**

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