



# **GASCOIGNE HALMAN**

47 ASHFIELD ROAD, ALTRINCHAM, WA15 9QJ

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THE AREAS LEADING ESTATE AGENT

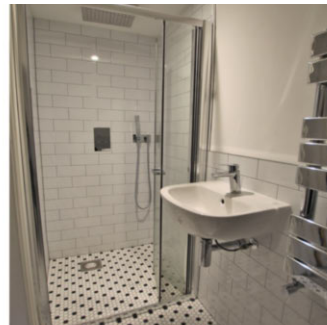


## 47 ASHFIELD ROAD, ALTRINCHAM, WA15 9QJ

**£650,000**

Ideally located, within close proximity to Hale Village and Altrincham Town Centre and their extensive range of amenities and public transport links, is this desirable, mid-terraced, period property. Arranged over three floors with two main reception rooms and a stylish open plan kitchen/breakfast room, utility room, three/four bedrooms and two bath/shower rooms. Attractive lawned garden to the rear. NO ONWARD CHAIN.





This attractive mid-terraced property is positioned close to Hale Village and Altrincham Town Centre making it convenient for the Metrolink and Hale railway station, in addition to being within close proximity to excellent primary and secondary schools. The property is arranged over three floors with an entrance hall with stairs to the first floor leading to a lounge with bay window and feature fireplace with cast iron insert, separate sitting room/dining room with open plan kitchen fitted with a comprehensive range of cabinetry, integrated appliances and direct garden access. The lower ground floor has a useful utility room and fourth bedroom with en-suite shower room. To the first floor there are three bedrooms and a stylish family bathroom. Externally the property has permit parking to the front with a landscaped rear garden, being mainly laid to lawn with mature foliage and paved patio area.

#### **DIRECTIONS**

From our Hale Office travel along Ashley Road in the direction of Altrincham, turning right on to Victoria Road. Travel to the end of Victoria Road turning right on to Hale Road and then first left onto Hawthorn Road. Travel the length of Hawthorn Road turning left onto Stamford Park Road and take the second turning on the left hand side on to Ashfield Road and the property can be found on the left hand side towards the end of the road.

#### **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. Timperley 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.

#### **POSTCODE**

WA15 9QJ

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Trafford Borough Council. Tax band D. Amount payable for 2023/2024 is £1876.76



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## HALE OFFICE

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