



ASHWORTH HOLME
Sales · Lettings · Property Management



3 SILVERDALE, RACEFIELD ROAD, WA14 4AP
£280,000



2



2



1



DESCRIPTION

Ashworth Holme are delighted to present this superbly located two-bedroom ground floor apartment, just a short walk from the vibrant shopping centre of Altrincham. Situated within a highly regarded and prestigious development designed exclusively for residents aged 55 and over, this apartment offers both comfort and convenience in an enviable setting.

Positioned towards the rear of the building, the property enjoys a quiet and private aspect with picturesque views over the immaculately maintained, tree-lined communal gardens. One of its key features is the direct access from the apartment to a private patio area, providing the perfect space to relax and enjoy the peaceful surroundings.

Internally, the apartment offers spacious and well-planned accommodation. There is a generous lounge and dining area ideal for entertaining or relaxing, a well-appointed kitchen with ample storage and worktop space, a large master bedroom complete with en suite bathroom, a second double bedroom, and a separate shower room. Thoughtfully designed throughout, the apartment benefits from excellent built-in storage options.

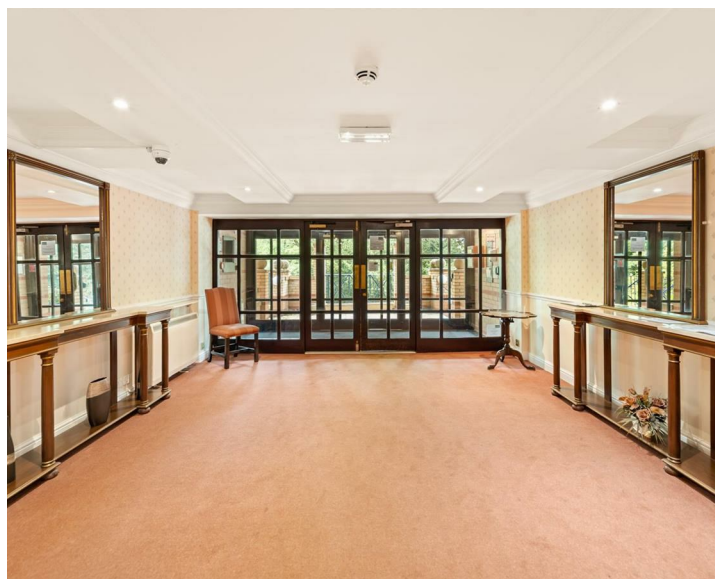
Further features include secure garage parking with an allocated space, a concierge service offering day-to-day support, visitor parking for guests, and beautifully maintained communal grounds that add to the overall sense of quality and care within the development.

This is a rare opportunity to purchase a high-quality, low-maintenance home in a desirable and well-connected area, ideal for those seeking a peaceful yet convenient lifestyle.

KEY FEATURES

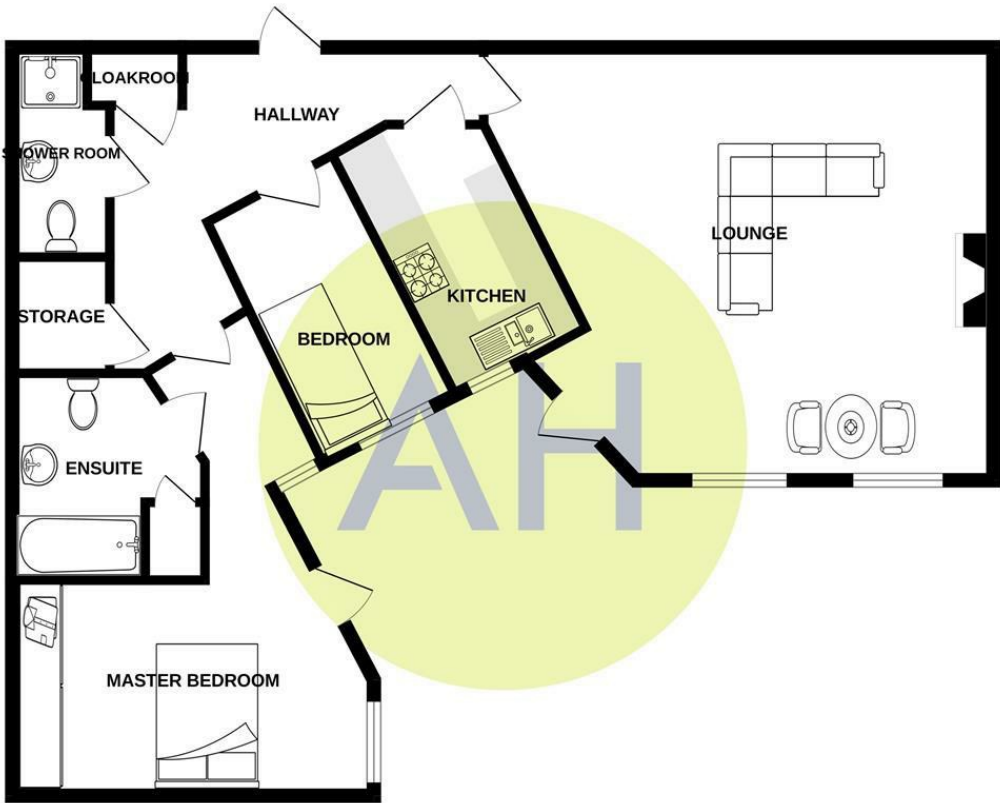
- Two-bedroom ground floor apartment, ¼ mile from Altrincham Centre
- Rear position with private patio and garden access
- Master bedroom with en suite
- Secure garage, concierge, and visitor parking
- Prestigious over-55s development with well-kept grounds
- Spacious lounge/diner and fitted kitchen
- Separate shower room and ample storage
- No onward chain







GROUND FLOOR
836 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.6 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.
Made with Metropix i2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.