



ASHWORTH HOLME
Sales · Lettings · Property Management



23C PARK ROAD, WA14 5AS
£210,000



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DESCRIPTION

A CONSIDERABLY LARGER THAN AVERAGE (669 SQFT) ONE-BEDROOM GROUND FLOOR APARTMENT, FORMING PART OF A STUNNING PERIOD CONVERSION ON PARK ROAD, TIMPERLEY—PERFECTLY POSITIONED JUST MOMENTS FROM THE METROLINK FOR EFFORTLESS COMMUTING AND ACCESS TO LOCAL AMENITIES.

The property benefits from its own private entrance and offers beautifully proportioned rooms, high ceilings, and charming period features including decorative ceiling coving. Further advantages include gas central heating, double glazing throughout, and off-road parking.

In brief, the accommodation comprises: entrance porch, entrance hallway with a useful storage cupboard, a large living/dining room with a bay window to the front aspect, a spacious double bedroom—also with a bay window—plus a modern fitted kitchen with integrated appliances and a well-appointed bathroom with a contemporary white suite. Externally, the development enjoys well-maintained communal grounds and off-road parking.

NO ONWARD CHAIN

Leasehold - 960 years remaining

Trafford Council Tax Band: B

KEY FEATURES

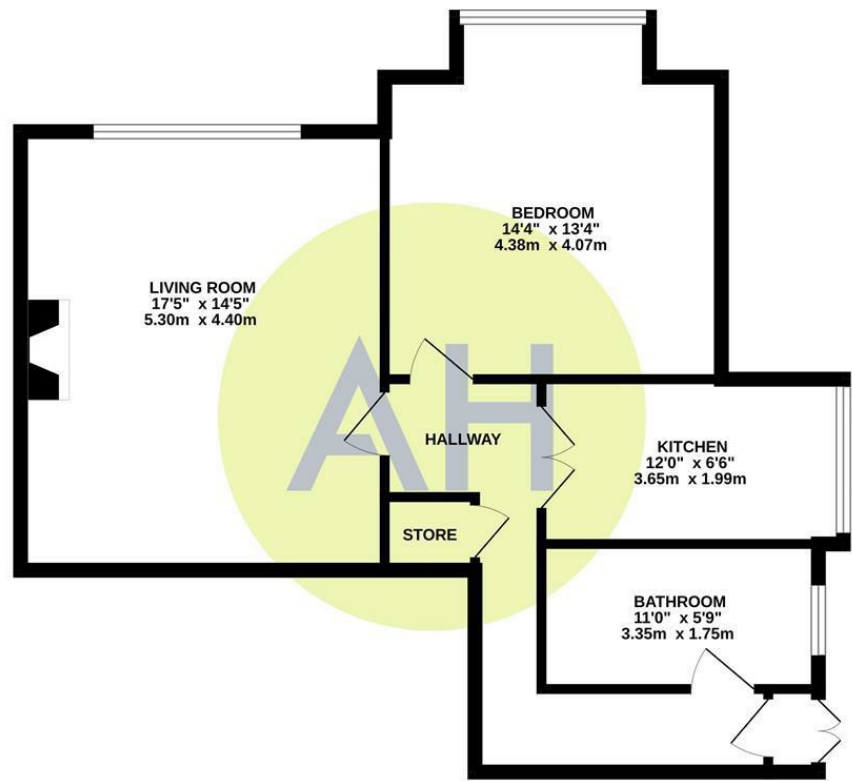
- Large 669 SqFt one-bedroom apartment
- Just a moments walk from the Metrolink
- Gas central heating & double glazing
- Bay fronted lounge and bedroom
- Stunning period conversion in a prime location
- Private entrance (No communal areas)
- Beautiful features and high ceilings
- No chain & off road parking







GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 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 v2025

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	
67	74
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	
65	74
England & Wales	
EU Directive 2002/91/EC	



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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.