



Townfield Gardens, Townfield Road, WA14

Asking Price of £200,000



Property Features

- Two Bedroom Ground Floor Apartment
- Open Plan Lounge/Dining
- Separate Entrance to Patio Area
- Resident Parking
- Highly Sought-After Location
- Beautifully Maintained Communal Garden
- Five Minutes Walk to Altrincham Town Centre and Metrolink
- Chain Free Sale
- In Need of Modernisation
- Modernised to a High Standard Throughout

Full Description

Located within the highly sought-after Townfield Gardens development, this two-bedroom ground floor apartment enjoys a superb position overlooking beautifully maintained communal gardens and backing directly onto John Leigh Park. Offered for sale with no onward chain, the property presents an excellent opportunity for purchasers seeking a home they can modernise and personalise to their own tastes and requirements.

The spacious accommodation comprises two generous double bedrooms, a family bathroom, a separate fitted kitchen, and a bright and airy open-plan living and dining area. Benefiting from its own private entrance, the apartment also enjoys a small patio area with attractive views across the landscaped gardens, providing a pleasant space to relax and enjoy the peaceful surroundings.

Residents further benefit from well-maintained communal grounds and resident parking. Ideally positioned within a short walk of Altrincham Town Centre, with its excellent selection of shops, restaurants, leisure facilities and transport links, this chain-free property offers fantastic potential in a highly desirable location.



ENTRANCE HALL

Accessed via a secure key-entry system, this ground floor apartment benefits from its own private front door, which opens into a welcoming entrance hall providing access to the family bathroom, both double bedrooms, the separate kitchen, and the spacious open-plan living and dining area. The hallway also offers the practical advantage of two separate storage cupboards, ideal for household items and additional storage needs.

Features of the entrance hall include carpeted flooring, two pendant light fittings, a telephone intercom entry system, and a single-panel radiator, creating a functional and inviting introduction to the property.

LOUNGE/DINER

20' 4" x 10' 3" (6.22m x 3.14m)

Accessed from the entrance hall, via a sliding door from the kitchen, or through a separate entrance from the communal gardens, this open-plan lounge-diner is a spacious front-to-back room benefiting from dual-aspect uPVC double-glazed windows overlooking the communal gardens to both the front and rear. A uPVC double-glazed door opens onto the small patio area and communal gardens, providing a secondary entrance to the property.

The room features carpeted flooring, two pendant light fittings, a single-panel radiator, a gas fire with decorative surround and hearth, and a television point.

KITCHEN

9' 4" x 7' 8" (2.85m x 2.35m)

The kitchen is accessed from the entrance hall and is fitted with a range of matching base and wall-mounted units, incorporating a recessed stainless steel sink. There is space for a freestanding cooker, under-counter fridge/freezer, and washing machine. The room benefits from a uPVC double-glazed window, tiled flooring, partially tiled walls, and houses the boiler. Whilst functional, the kitchen would benefit from modernisation, offering purchasers the opportunity to update the space to their own specification.



BEDROOM ONE

10' 8" x 9' 6" (3.27m x 2.91m)

Bedroom one is a generous double bedroom benefiting from a uPVC double-glazed window overlooking the communal gardens. The room features two sets of built-in wardrobes, providing ample storage space. Additional features include carpeted flooring, a pendant light fitting, and a single-panel radiator.



BEDROOM TWO

10' 8" x 8' 2" (3.27m x 2.49m)

Bedroom Two is a further double bedroom benefiting from a uPVC double-glazed window overlooking the communal gardens. The room features a range of fitted furniture, including built-in wardrobes, over-bed storage, shelving, and a built-in desk, providing excellent storage and workspace solutions. Additional features include carpeted flooring, a pendant light fitting, and a single-panel radiator.



BATHROOM

7' 8" x 5' 6" (2.35m x 1.70m)

The bathroom, accessed from the entrance hall, is fitted with a panelled bath featuring a chrome mixer tap and shower attachment, a pedestal wash hand basin, and a low-level WC. The room is finished with tiled flooring and fully tiled walls and benefits from an extractor fan, a single-panel radiator, and a ceiling-mounted light fitting.



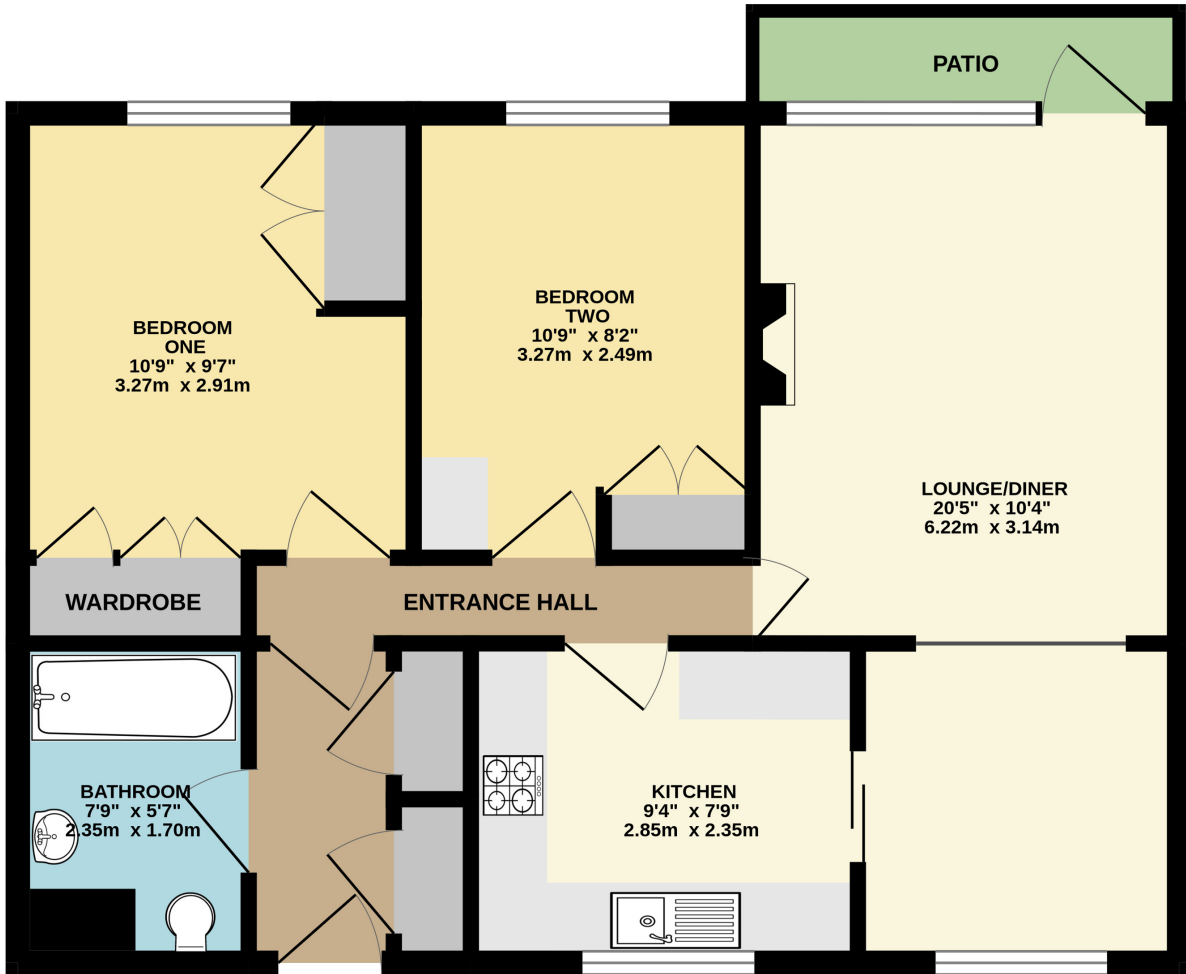
EXTERNAL

Set within the highly sought-after Townfield Gardens development, the property enjoys access to beautifully maintained communal gardens, mainly laid to lawn and complemented by mature trees, hedges, shrubs, and established planting. From the apartment, a pathway leads to the bin stores and onward to the garages. Garages are available to rent separately via the management company.

The development further benefits from resident parking and additional visitor parking spaces, and is ideally positioned overlooking the highly desirable John Leigh Park.



GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.8 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 ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property built?** The Townfield Gardens development was built in the 1950s.
- 2. Is this property sold freehold or leasehold?** The owners have advised that this apartment is sold on a leasehold basis. The lease was 999 years from 1982; therefore, 955 years remain. The service charge is £599.80 per quarter.
- 3. What is the internet speed like in this location?** Full fibre broadband is available at this location.
- 4. Have the owners had the boiler inspected recently?** Yes, the current owners had the boiler serviced in 2023.
- 5. How much is the council tax at this property?** The property is in Trafford Council and is in Band C, currently £2,035.34 per annum.
- 6. Is there a garage with this apartment?** This apartment does not come with a garage; however, residents can rent one from the management company for £62.50 per quarter. The current vendor leases a garage, and if the new buyer is interested, they could explore transferring it into their name through the management company.
- 7. Are the current owners willing to sell any items of furniture?** Yes, the current owners have advised that they would be willing to consider selling some of the furniture and would be happy to discuss this after a sale is agreed.
- 8. Is there an onward chain associated with this sale?** No, this is a probate sale; therefore, the property is offered chain-free.