



**22 Ashlands Road, Altrincham, WA15 6AL**  
**£520,000**



# Ashlands Road

Altrincham WA15

Located in a quiet cul de sac position this delightful 3 bedroom semi detached property is one not to be missed. Having been extended by the current owners to provide an open plan kitchen, dining and family sitting area, this property will not disappoint. The well maintained and mature rear gardens bring the outside in and provide the perfect mix for family occasions and entertaining with friends. An early inspection of this delightful family home is recommended.









### General Description

Nestled on the charming Ashlands Road in Altrincham, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 1,230 square feet, the property was built in 1953 and has been well-maintained by the current owners, showcasing a timeless appeal that is sure to attract families and professionals alike.

Upon entering, you will find a spacious living area that invites natural light, creating a warm and welcoming atmosphere. The well-proportioned ground floor extension creates a living space that includes a luxury Tom Howley kitchen with dining area and break out sitting space to be enjoyed by all the family.

The external space is one of the standout features of this property with mature gardens both front and rear and a block paved driveway to the front. The children's park to the rear of the property also provides additional appeal.

The location itself is a significant advantage, with Timperley being renowned for its vibrant community, excellent schools, and a variety of local amenities. Residents can enjoy the nearby parks, shops, and restaurants, all within a short distance, making it an ideal spot for families and individuals alike.

In summary, this charming house on Ashlands Road presents an excellent opportunity for those looking to settle in a desirable area of Timperley. With its spacious layout, convenient parking, and prime location, it is a property that should not be missed.

### Entrance Porch

Attractive composite front door providing access to entrance porch with patterned floor tiles and wall light. Internal wooden door access to main hallway with leaded window.

### Hallway

15'3" x 5'10" narrowing to 3'2"

Spacious entrance hallway featuring a solid oak floor, useful storage cupboard, House alarm, ceiling downlights and central heating controller.



### Downstairs WC

Featuring a white close coupled toilet with double flush and a white hand basin with chrome mixer tap. Walls are fully tiled in white ceramic tiles.



### Lounge

14'0" x 13'5"

Overlooking the front garden the main lounge boasts an attractive log burner with stone fire surround and slate hearth. Additional features include recently installed double glazed windows and a central ceiling light.



### Kitchen diner

22'3" x 15'8" I shaped

Having been extended in 1995 the Tom Howley kitchen provides a touch of luxury in this well planned space. The range of cream wall and base units are complemented with mainly Neff and Miele appliances and attractive granite work tops. The Karndean oak effect flooring extends through the kitchen and into the dining and sitting areas.

There are useful access doors to the rear of the garage and the side of the property and attractive French doors leading onto the rear patio area.



### Sitting Area

9'10" x 8'8"

Useful break out sitting space adjacent to the dining area featuring a tv point and double radiator.



### Master Bedroom

14'5" into bay window x 10'9"

Overlooking the front of the property the master bedroom includes a range of cream fitted wardrobes and drawers and recently fitted double glazed windows. Other features include a tv point, double radiator and a central ceiling light.



### Bedroom 2

12'4" x 10'2"

Overlooking the rear of the property this double bedroom features a central ceiling light and a double radiator.



### Bedroom 3

8'10" x 6'10"

Overlooking the front of the property this single bedroom features fitted white wardrobes and drawers and fitted bunk beds.



### Landing

Loft access via a fitted wooden loft ladder and a single fitted wall light.

### Family Bathroom

7'2" x 5'6" widening to 6'10"

This well appointed bathroom is fully tiled with beige wall and floor tiles. The bath, wall mounted sink and wc are white with chrome fittings and there is a decorative wall mounted radiator. Additionally there is the added benefit of a walk in shower cubicle with boiler fed shower.



### Garage

16'8" x 7'6"

Single garage with metal up and over main door. Rear access is also provided from the kitchen. Additionally there is the benefit of light and power within the garage.

The main gas combi boiler for the house is also located inside the garage.

### Gardens

The rear garden includes a combination of mature planting, lawn and patio

areas and two useful wooden sheds. Additional features include an outside tap, electric socket and outside lights.

The front is mainly block paved with mature planting to the side.



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plans have been prepared with care to assist the prospective purchasers in their search for a new home. It is not to an exact scale and its accuracy is neither implied nor guaranteed.

### Services

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

### Viewing Information

Strictly by prior arrangement with Bridgewater Estates and Lettings. Contact us on 01925 599111 or by email to [sales@bridgewaterel.co.uk](mailto:sales@bridgewaterel.co.uk).



# Ashlands Road Altrincham WA15

- Garage with light and power
- Kitchen by Tom Howley
- Rear extension with attractive kitchen diner
- New Roof
- Close to local schools
- Mature gardens
- New windows
- Cul de sac location
- Council Tax Band C
- EPC Level C

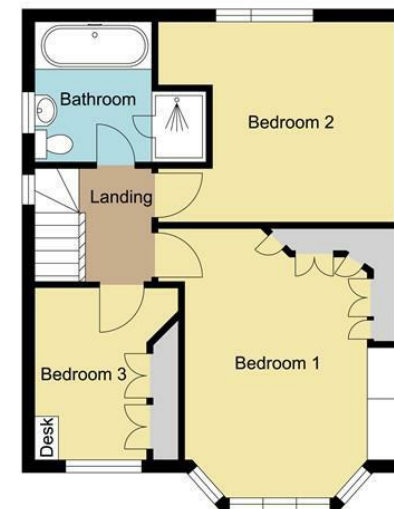
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs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

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

22 Ashlands Drive, Timperley WA15 6AL



Ground Floor  
Approximate Floor Area  
792.97 SQ.FT.  
(73.67 SQ.M.)



First Floor  
Approximate Floor Area  
440.35 SQ.FT.  
(40.91 SQ.M.)

TOTAL APPROX FLOOR AREA 1233.32 SQ.FT. (114.58 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

01925 599111

PO Box 1009 Lymm, Cheshire, WA15 5UL  
sales@bridgewaterl.co.uk  
www.bridgewaterlettings.co.uk



**Bridgewater**  
Estates & Lettings