



65 ASHFIELD ROAD, ALTRINCHAM,
CHESHIRE, WA15 9QN

John N
Hilditch & Co



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 138.0 sq.m. (1498 sq.ft.) APPROX.
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65 ASHFIELD ROAD ALTRINCHAM



Substantially upgraded and remodelled in recent times, this house offers generous accommodation spread across three levels.

Briefly the accommodation comprises a welcoming entrance hall, bay fronted lounge overlooking the front, dining room and completing the ground floor is a beautifully fitted kitchen breakfast room with French doors leading to the rear garden. At lower ground floor level is a fourth bedroom with an ensuite shower room and an additional snug/play room.

At first floor level is a large main bedroom to the front, a second double bedroom, single bedroom and family bathroom.

LOWER GROUND FLOOR

SNUG 12'2" x 10'6" (3.70 x 3.20)
BEDROOM FOUR 11'10" x 10'6" (3.60 x 3.20)
EN-SUITE

FIRST FLOOR & LANDING

MASTER BEDROOM 14'5" x 12'6" (4.40 x 3.80)
BEDROOM TWO 13'1" x 9'2" (4 x 2.80)
BEDROOM THREE 8'6" x 7'10" (2.60 x 2.40)
BATHROOM



Much care and attention has been spent in the presentation of this property. Ashfield Road itself is characterised by a mixture of two, three and four bedroomed terraced and semi detached properties and this house offers expansive accommodation extending to approximately 1500 sq.ft. The house sits in well maintained gardens at the front of the house, whilst to the rear are well proportioned gardens in keeping with the size of the house.

The house sits within easy striking distance of both Hale and Altrincham. Hale's fashionable village with its range of shops and restaurants is complemented by Altrincham with its hugely improved town centre, market and Metro system into Manchester. The Bollin Valley and Green Belt lie within five to ten minutes drive and sporting and recreational facilities abound. The urban motorway network and International Airport are also within ten to fifteen minutes drive.

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band " " **VACANT POSSESSION UPON COMPLETION**

VIEWING:

By appointment through the Agent.



DIRECTIONS

From the centre of Hale proceed up Westgate to the junction with Broomfield Lane, at the top of Broomfield Lane cross straight over into Queens Road. At the bottom of Queens Road turn left into Stamford Park Road and continue for approximately six hundred yards, turning left onto Ashfield Road, the house will be found towards the top on the left.

GROUND FLOOR

HALLWAY

BREAKFAST KITCHEN 26'11" x 8'6" (8.20 x 2.60)

DINING ROOM 13'1" x 11'6" (4 x 3.50)

LIVING ROOM 12'6" x 10'10" (3.80 x 3.30)

