



## 26 ASHWOOD | ALTRINCHAM

OFFERS OVER £530,000

\*\*\*NO ONWARD CHAIN\*\*\*

A spacious three storey town house in a highly favourable location. The accommodation briefly comprises recessed porch, garden room/bedroom and shower room/WC to the ground floor, sitting room, dining room and fitted kitchen to the first floor, three double bedrooms and bathroom/WC to the second floor. Gas fired central heating and PVCu double glazing. Off road parking and integral garage. Westerly facing landscaped rear gardens.

POSTCODE: WA14 3DN

## DESCRIPTION

Ashwood forms part of a development that includes a variety of modern houses set within mature surroundings just a few hundred yards distant from open countryside and the Bollin Valley. The location is ideal being within easy reach of an access point to the surrounding network of motorways, local shops on Vicarage Lane and positioned a short distance from the Bollin Primary/Nursery School. The property also lies within the catchment area of Bowdon C of E Primary School and highly regarded secondary schools.

The accommodation is of generous size, arranged over 3 floors in an adaptable configuration and with much further potential presenting an ideal opportunity to remodel to individual taste. Improvements include the addition of cavity wall insulation with the balance of a 25 year guarantee remaining.

Approached beyond a recessed porch the wide entrance hall provides access to a shower room/WC and garden room with French window opening onto the paved rear terrace. At first floor level the main living area comprises full width sitting room with Juliet balcony and oriel bay window, spacious dining room overlooking the delightful gardens and an adjacent fitted kitchen. On the third floor there is a superbly proportioned master bedroom with built-in wardrobes, two further double bedrooms and family bathroom/WC.

Gas fired central heating has been installed together with PVCu double glazing throughout.

To the front of the property a block paved driveway provides off road parking and leads to the full depth integral garage with remotely operated door and utility area. The landscaped rear gardens include a paved terrace and garden laid mainly to lawn with well stocked borders and importantly a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Flanked by pilasters with tiled floor. Storage cupboard. Opaque PVCu double glazed front door set within matching side screens.

#### ENTRANCE HALL

14'11 x 6'7 (4.55m x 2.01m)

Staircase to the first floor. Coved cornice. Radiator.

#### SHOWER ROOM/WC

Wall mounted wash basin and low-level WC. Walk-in shower with tiled walls and electric shower. Opaque PVCu double glazed window to the front. Radiator.

#### GARDEN ROOM/BEDROOM FOUR

11'10 x 8'9 (3.61m x 2.67m)

PVCu double glazed French window to the rear. Access to the integral garage. PVCu double glazed window to the rear. Coved cornice. Radiator.

### FIRST FLOOR

#### LANDING

Staircase to the second floor. Coved cornice.

#### SITTING ROOM

18'6 x 12'1 (5.64m x 3.68m)

Natural wood fireplace surround. Under-stairs storage cupboard with adjacent built-in dresser unit. PVCu double glazed French window to the Juliet balcony with wrought iron balustrade. PVCu double glazed oriel bay window to the front. Two wall light points. Coved cornice. Two radiators. Archway to:

#### DINING ROOM

11'10 x 8'9 (3.61m x 2.67m)

PVCu double glazed window to the rear. Coved cornice. Radiator.



## KITCHEN

11'10 x 9'6 (3.61m x 2.90m)

Fitted with a range of light wood wall and base units beneath marble effect heat resistant worksurfaces and inset stainless steel drainer sink with mixer tap and tiled splashback. Recess for a cooker and dishwasher. Space for a fridge/freezer. Wall mounted gas fired central heating boiler. Space for a small table and chairs. PVCu double glazed window to the rear. Cork effect flooring.

## SECOND FLOOR

### LANDING

Loft access hatch.

### BEDROOM ONE

16'8 x 12'1 (5.08m x 3.68m)

Two double fronted built-in wardrobes containing hanging rails and shelving. Two PVCu double glazed windows to the front. Coved cornice. Two radiators.

### BEDROOM TWO

12'2 x 9'4 (3.71m x 2.84m)

PVCu double glazed window to the rear. Coved cornice. Radiator.

### BEDROOM THREE

9'10 x 9'0 (3.00m x 2.74m)

PVCu double glazed window to the rear. Coved cornice. Radiator.

### BATHROOM/WC

7'9 x 5'9 (2.36m x 1.75m)

Fitted with a suite comprising panelled bath with electric shower over, pedestal wash basin and low-level WC all set within tiled surrounds. Linen cupboard with shelving and radiator. Laminate wood flooring. Shaver point. Extractor fan. Radiator.

## OUTSIDE

### INTEGRAL GARAGE

30'4 x 9'4 (9.25m x 2.84m)

Remotely operated roller door to the front and up and over door to the rear. Utility area. Light and power.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band E

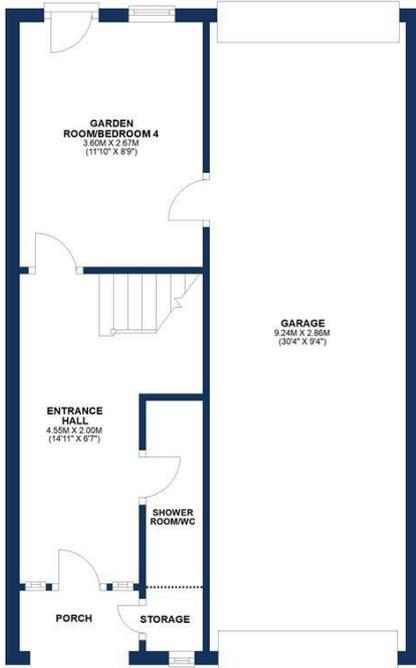
## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

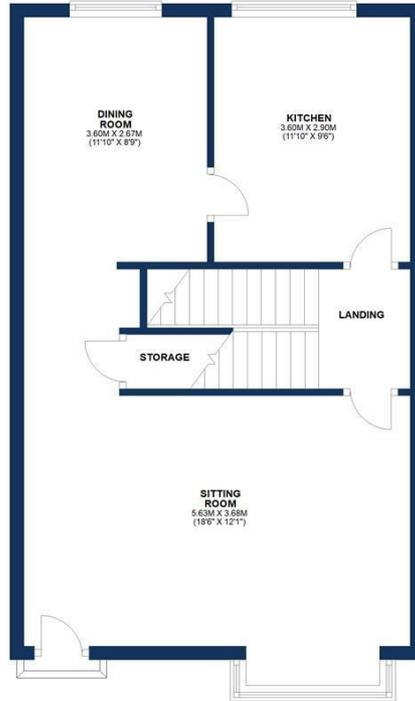


Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

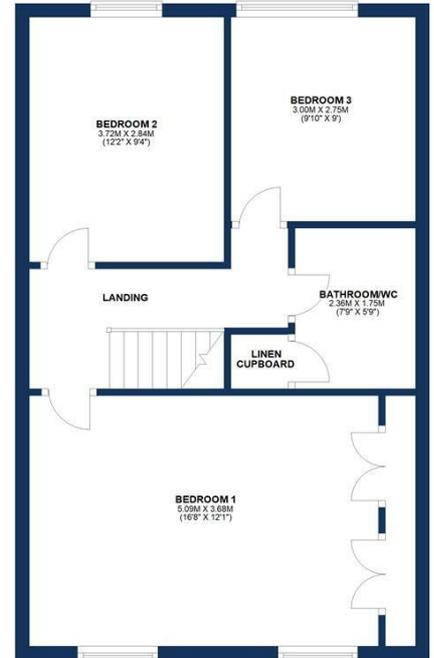
**GROUND FLOOR**  
APPROX. 52.0 SQ. METRES (560.0 SQ. FEET)



**FIRST FLOOR**  
APPROX. 52.8 SQ. METRES (568.0 SQ. FEET)



**SECOND FLOOR**  
APPROX. 52.0 SQ. METRES (560.0 SQ. FEET)



TOTAL AREA: APPROX. 156.8 SQ. METRES (1688.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



**HALE BARNs**

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

**HALE**

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

**TIMPERLEY**

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM