



25 OVER ASHBERRY | ALTRINCHAM

OFFERS OVER £450,000

A superbly presented contemporary semi detached family home in the ever popular Stamford Brook development which needs to be seen to be appreciated. The accommodation briefly comprises welcoming entrance hall, large front sitting room plus full width dining kitchen with a range of integrated appliances and with access onto the rear gardens, cloakroom/WC, master bedroom with fitted wardrobes and en-suite shower room/WC, two further well proportioned bedrooms serviced by the family bathroom/WC. Externally there is a paved footpath and lawned gardens to the front whilst to the rear is a patio seating area with delightful lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun. There is the added benefit of a garage with parking space in front. Viewing is highly recommended.

POSTCODE: WA14 5ZN

DESCRIPTION

Built by Messrs Bryant Homes and Redrow Homes in conjunction with the National Trust, this contemporary semi detached family home forms part of the sought after Stamford Brook development. The property sits in a convenient location with the comprehensive shopping centre of Altrincham approximately 1 mile distant and also provides a commuter service into Manchester via the Metrolink tram system with stations also available at Navigation Road and Timperley. The accommodation is superbly proportioned and presented with an excellent sitting room positioned to the front. To the rear is a full width contemporary dining kitchen with a range of integrated appliances and also features double opening doors to the patio seating area with westerly facing gardens beyond. Completing the ground floor accommodation is a cloakroom/WC.

To the first floor the master bedroom benefits from fitted wardrobes and an en-suite shower room/WC. There are two further well proportioned bedrooms served by the family bathroom/WC.

Externally towards the side of the property is a garage providing off road parking with extra space to the front. Immediately to the front of the property is a flagged footpath with adjacent lawned gardens. Towards the rear and accessed via the full width dining kitchen is a patio seating area with delightful lawns beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

A superb family home and viewing is essential.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Spindle balustrade staircase to first floor. Understairs storage cupboard/utility with plumbing for washing machine. Radiator.

CLOAKROOM

With WC and wash hand basin. Tiled splashback. Radiator. Opaque PVCu double glazed window to the side. Tiled floor.

SITTING ROOM

16'3" x 10'9" (4.95m x 3.28m)

PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point.

FULL WIDTH DINING KITCHEN

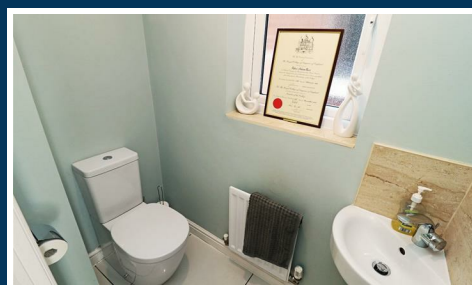
17'9" x 10'2" (5.41m x 3.10m)

Fitted with a comprehensive range of cream high gloss wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus combination microwave oven and 4 ring gas hob with stainless steel extractor hood over. Integrated dishwasher plus fridge freezer. Tiled floor. PVCu double glazed window overlooking the rear garden. Recessed low voltage lighting. PVCu double glazed double doors provide access to the rear gardens.

FIRST FLOOR

LANDING

With fitted storage cupboard plus airing cupboard housing combination gas central heating boiler. Loft access hatch.



BEDROOM 1

12'0" x 10'11" (3.66m x 3.33m)

With PVCu double glazed window to the front. Fitted wardrobes. Radiator. Television aerial point.

EN-SUITE

7'0" x 4'1" (2.13m x 1.24m)

With suite comprising tiled shower cubicle, wash hand basin and WC. Chrome heated towel rail. Tiled floor. Recessed low voltage lighting. Extractor fan.

BEDROOM 2

10'5" x 9'11" (3.18m x 3.02m)

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

10'7" x 7'6" (3.23m x 2.29m)

PVCu double glazed window to the rear. Radiator.

BATHROOM

6'6" x 5'7" (1.98m x 1.70m)

With contemporary white suite with chrome fittings comprising panelled bath with mains shower, WC and wash hand basin. Part tiled walls. Tiled floor. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

Immediately to the front of the property is a flagged footpath with adjacent lawned garden. To the rear an Indian stone patio seating area is accessed via the full width dining kitchen and has delightful lawned gardens beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

GARAGE

Up and over door. Further parking space to the front.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

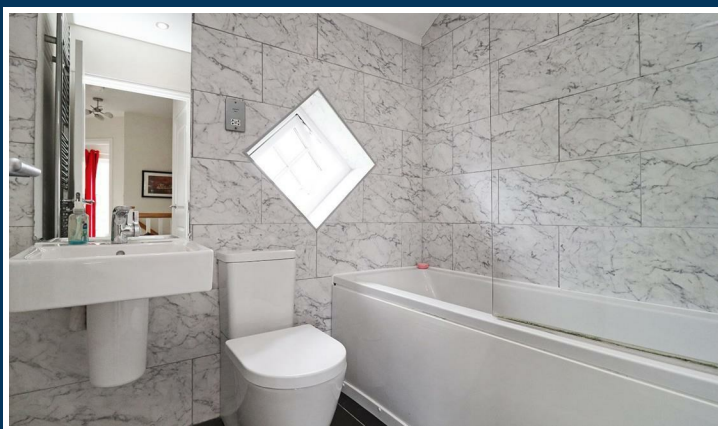
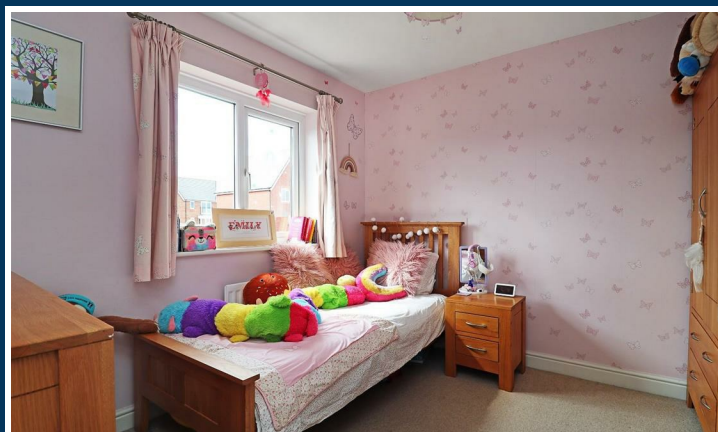
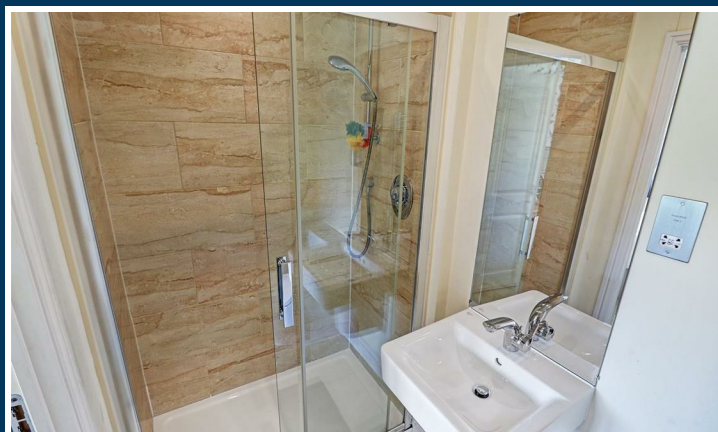
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TENURE

We are informed the property is Freehold with the exception of the garage which is Leasehold. Full details will be provided by our clients Solicitor.

NOTE

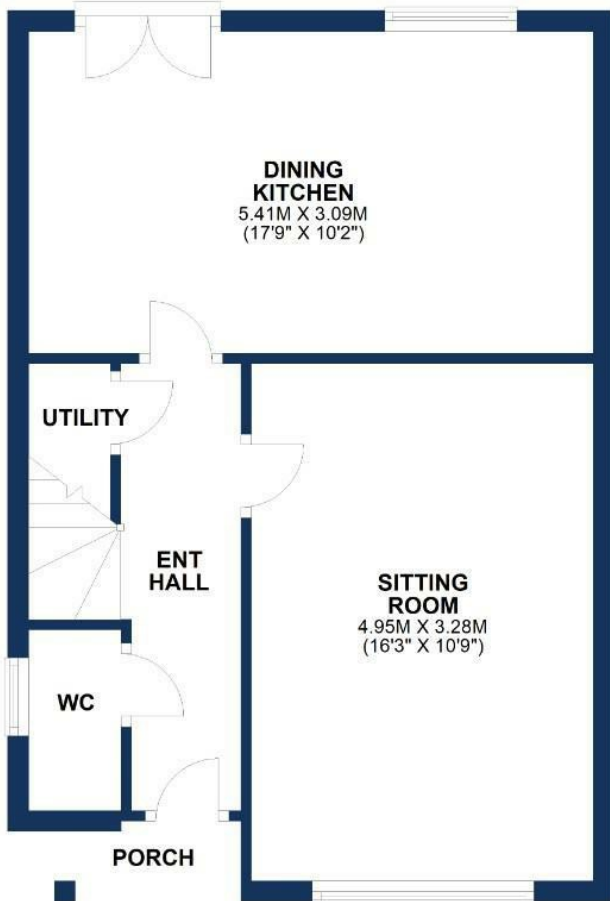
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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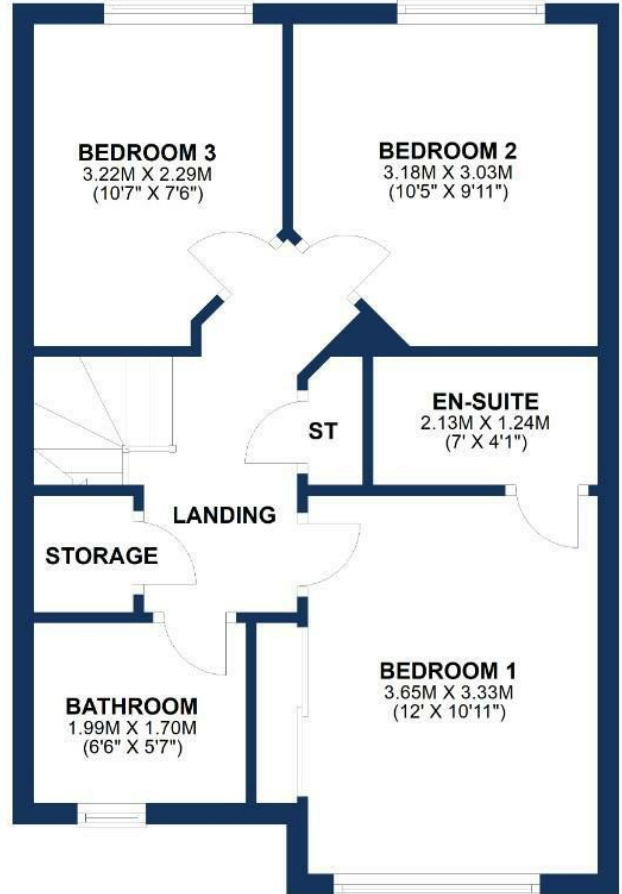
GROUND FLOOR

APPROX. 43.7 SQ. METRES (470.8 SQ. FEET)



FIRST FLOOR

APPROX. 42.0 SQ. METRES (452.3 SQ. FEET)



TOTAL AREA: APPROX. 85.8 SQ. METRES (923.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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