



2 Ayshford Close, Altrincham

Altrincham

Offers Over £523,500

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THE AREA'S LEADING ESTATE AGENCY



## 2 Ayshford Close

Altrincham

Exceptional 3-bed detached home in a quiet cul de sac. Features 2 reception rooms, modern kitchen, conservatory, en suite, garage, driveway, near parks and top schools. Stylish and spacious throughout. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- MODERN DETACHED HOME
- THREE BEDROOMS
- TWO CONTEMPORARY BATHROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- LANDSCAPED GARDENS
- CONVENIENT REACH OF JOHN LEIGH PARK AND SOUGHT AFTER SCHOOLS
- GARAGE
- DRIVEWAY
- CUL DE SAC LOCATION



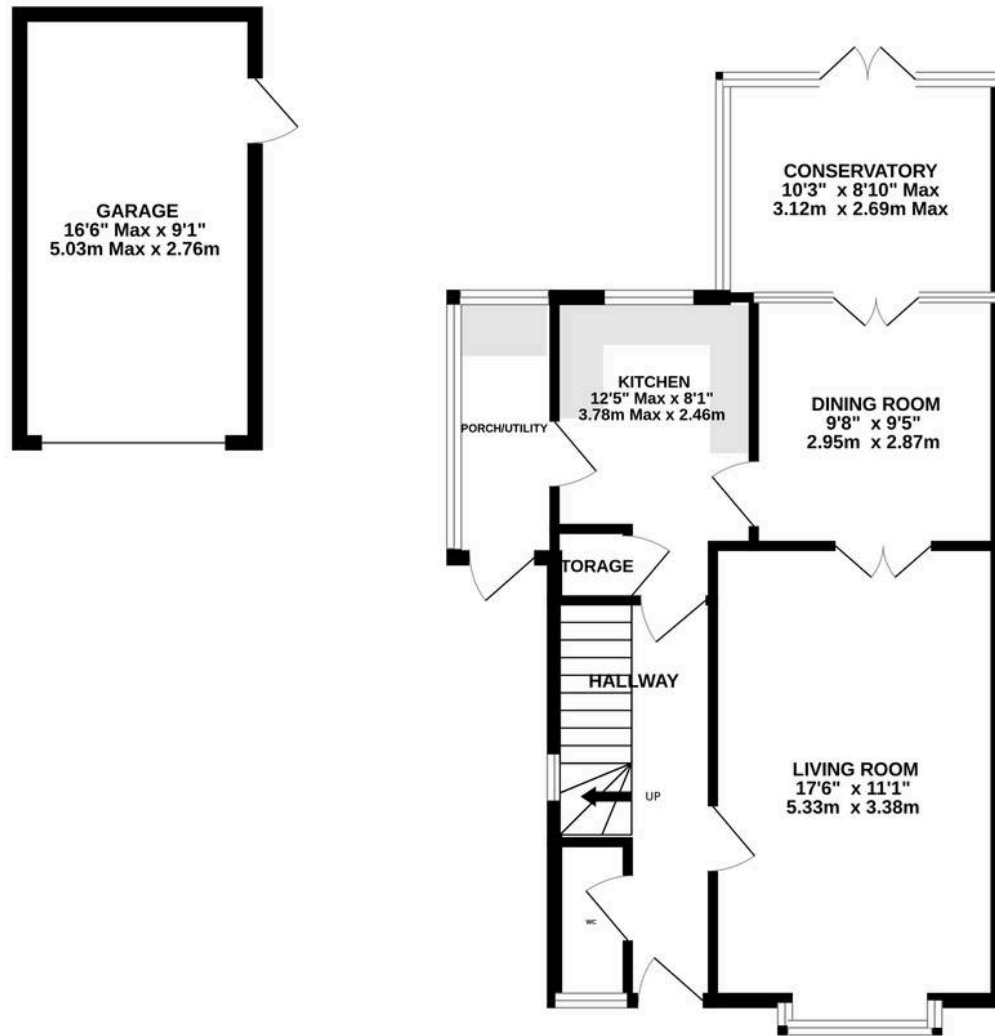
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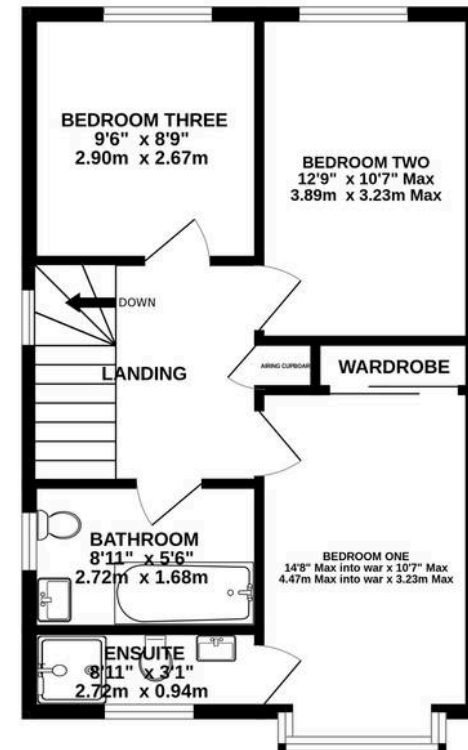
This exceptional three bedroom detached home presents an outstanding opportunity to acquire a residence that seamlessly blends modern comforts with refined style, set within a peaceful cul de sac location. Upon entering, you will find a welcoming hallway that leads to two well-presented reception rooms, each thoughtfully designed to offer versatile spaces for both formal entertaining and relaxed family living. There is also a modern fitted kitchen, appointed with a range of eye and base level units providing ample storage, creating an inviting environment for culinary pursuits. There is a side entrance which the current vendors use as a utility room currently providing a useful additional space. Adjacent to the main living areas, a beautifully appointed conservatory provides an idyllic retreat filled with natural light and overlooks the landscaped gardens to the rear. The property features three well-proportioned bedrooms, each offering a tranquil sanctuary for rest and relaxation, with the principal bedroom benefitting from built-in storage and a modern en suite bathroom finished to a high specification. A further stylish re-fitted contemporary family bathroom serves the remaining bedrooms. Throughout the home, modern fixtures and tasteful décor complement the property's practical layout, while thoughtful touches such as integrated storage and quality flooring underscore the attention to detail. Additional features include a garage and a private driveway, providing secure parking and additional storage options. Ideally situated within convenient reach of John Leigh Park and sought after schools, this home is perfectly placed for families seeking an aspirational lifestyle with access to excellent local amenities and transport links.



GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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