



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**83 TAYLOR ROAD, WA14 4JS**  
**£330,000**



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## DESCRIPTION

A VERY WELL PROPORTIONED AND HIGHLY ATTRACTIVE THREE BEDROOM MID-TERRACE WITH LARGE GARDENS TO BOTH THE FRONT AND REAR SITUATED DIRECTLY ACROSS FROM THE EVER POPULAR OLDFIELD BROW PRIMARY SCHOOL.

This spacious family home harnesses serious potential and we feel there is ample opportunity to be able add value, further adding to the appeal of this fantastic property. Benefits include a useful downstairs WC, large private rear garden, well proportioned living/dining room and the potential to create off road parking to the front.

The property forms part of a superb location close to the incredibly popular market town of Altrincham which has recently been name as one of the best places to live in the UK by the Sunday Times fifth year running!

In brief the accommodation comprises: Entrance hallway, living/dining room, kitchen, downstairs WC and a rear hallway providing garden access. To the first floor there are three bedrooms and a bathroom. Externally to the rear there is a large private garden which is mainly laid to lawn with an initial patio area. To the front there are further gardens. NO ONWARD CHAIN. FREEHOLD.

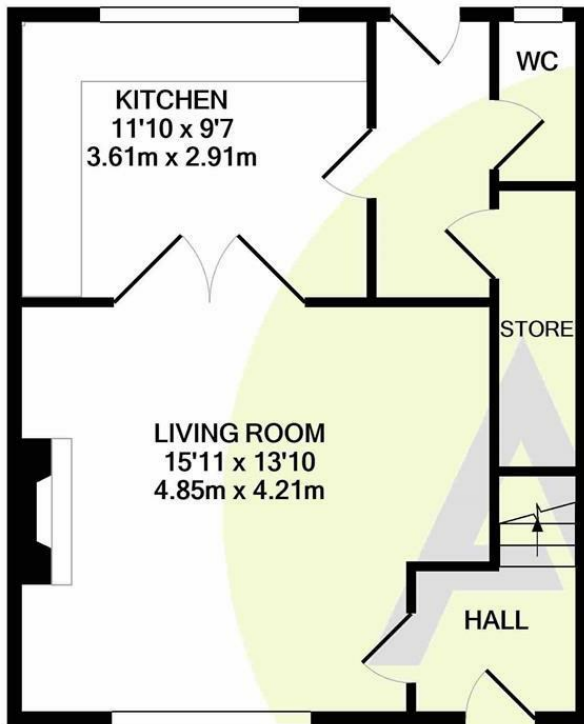
## KEY FEATURES

- Three bedroom mid-terrace
- Large private rear garden
- Useful downstairs WC
- No onward chain
- Highly sought after location
- Huge potential
- Freehold
- Potential to create off road parking

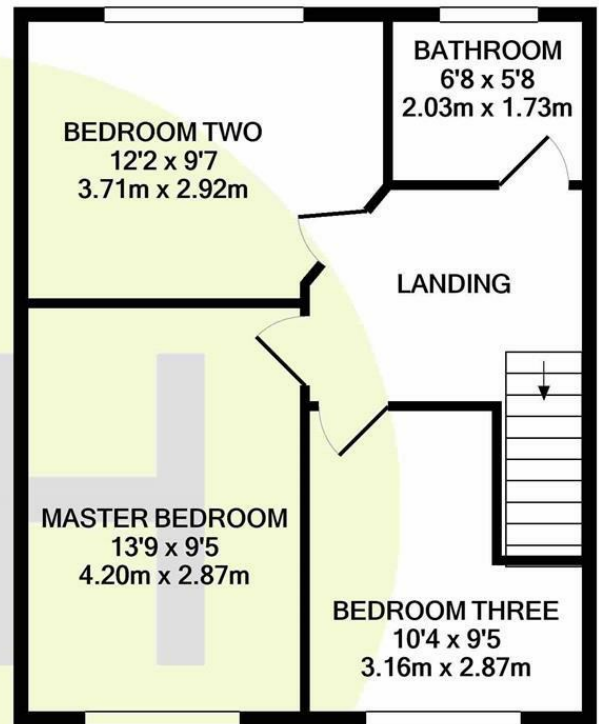








GROUND FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.8 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
WWW.ASHWORTHHOLME.CO.UK

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PRS Property Redress Scheme

CMP Client Money Protect

DPS

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.