



Stamford Grange, Dunham Road,
Altrincham, WA14

Asking Price of £315,000



Property Features

- Two Bedroom Apartment in a Retirement Complex
- Located in the Heart of Altrincham
- Lift Access
- Designated Parking Space in Secure Underground Carpark
- Ensuite to Master Bedroom
- Open-Plan Lounge/Diner
- Beautifully Maintained Communal Gardens
- Short Walk to John Leigh Park
- Chain Free Sale
- Buy to Let Opportunity

Full Description

A spacious first-floor retirement apartment offering comfortable and convenient living in a desirable development. Benefitting from lift access, allocated parking, and well-maintained communal gardens, this two-bedroom apartment features an ensuite to the master bedroom, an open-plan lounge-diner, a separate kitchen, and an additional bathroom. Residents also enjoy access to a welcoming communal lounge perfect for socialising or relaxing.

Ideally located just a minute's walk from the wide array of amenities in Altrincham town centre, this property combines tranquillity with town-centre convenience.



LOUNGE/DINER

23' 1" x 16' 4" (7.05m x 4.99m)

The spacious lounge-diner is accessed through double doors from the entrance hall and benefits from uPVC double-glazed bay windows, as well as an additional uPVC double-glazed window to the front aspect, allowing natural light to flood the space. The room features carpet flooring, two pendant light fittings, two wall-mounted uplighters, two wall-mounted electric heaters, an electric fire with decorative surround and hearth, and television and telephone ports.



KITCHEN

15' 4" x 9' 3" (4.69m x 2.84m)

The kitchen is equipped with a range of matching base and wall-mounted units, an integrated oven, an integrated microwave, a four-ring electric hob with an extractor fan over, an integrated fridge-freezer, an integrated dishwasher, and space for a washing machine/tumble dryer. The room benefits from a front-aspect uPVC double-glazed window and is finished with vinyl flooring and strip spotlighting.



MASTER BEDROOM

17' 8" x 15' 7" (5.40m x 4.76m)

The generous master bedroom benefits from a side-aspect uPVC double-glazed window and features carpet flooring, three wall-mounted uplighters, a wall-mounted electric heater, and direct access to the ensuite bathroom. The room offers plenty of space for a king-size bed, wardrobes, a chest of drawers, and a dressing table.



ENSUITE

8' 11" x 8' 8" (2.73m x 2.66m)

The ensuite bathroom is accessed directly from the master bedroom and is equipped with a panelled bathtub with a glazed screen and electric shower system over, a low-level WC, a hand wash basin with storage underneath, a heated towel rail, and is finished with vinyl flooring, a wall-mounted light, and additional recessed spotlights over the bathtub.



BEDROOM TWO

12' 11" x 7' 3" (3.95m x 2.23m)

Bedroom Two features a side-aspect uPVC double-glazed window, carpet flooring, two wall-mounted uplighters, and a wall-mounted electric heater. This double bedroom has plenty of space for a double bed, wardrobes, and a chest of drawers or a desk.



BATHROOM

9' 1" x 6' 5" (2.77m x 1.97m)

The main bathroom is equipped with a low-level WC, a hand wash basin, and a walk-in shower cubicle with an electric shower over. The room is finished with vinyl flooring, fully tiled walls, a heated towel rail, and a ceiling-mounted light fitting.

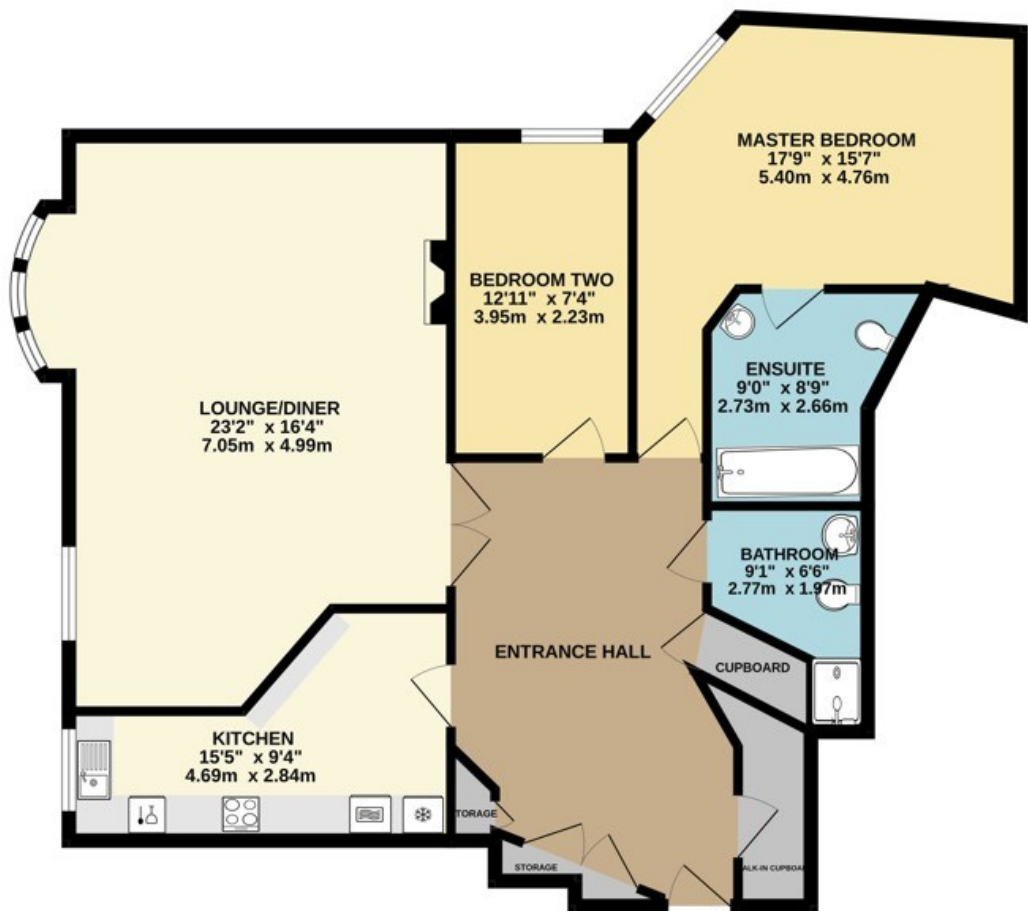


EXTERNAL

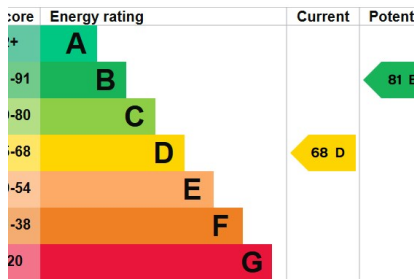
Stamford Grange is set back from the road and offers entrances on Groby Road and Dunham Road. The exterior space features private wrap-around communal gardens with lawned areas, mature trees, and shrubs, offering a peaceful retreat. The space also offers parking for residents and visitors.



GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



COMMON QUESTIONS

1. When was this property built? The owner advised that the property was constructed in 1992.

2. Is this property sold freehold or leasehold? The owners have advised that this flat is sold as a leasehold with 93 years remaining on the lease. The service charge is £368.52 per month, which includes all cleaning of communal areas, garden maintenance and the maintenance of all areas outside the apartment. The ground rent is £249.88 per annum. Your legal advisor will be able to confirm this information.

3. Has any work been carried out at this property? No, there has been no work carried out on this property.

4. What are the current owner's favourite aspects of this property? The current owners have noted that some key features of this apartment are the spacious layout, built-in storage and the convenient town centre location, with the proximity to local amenities.

5. How much is the council tax at this property? The property is in Trafford Council and is band E, which is currently £2,592.13 per annum.