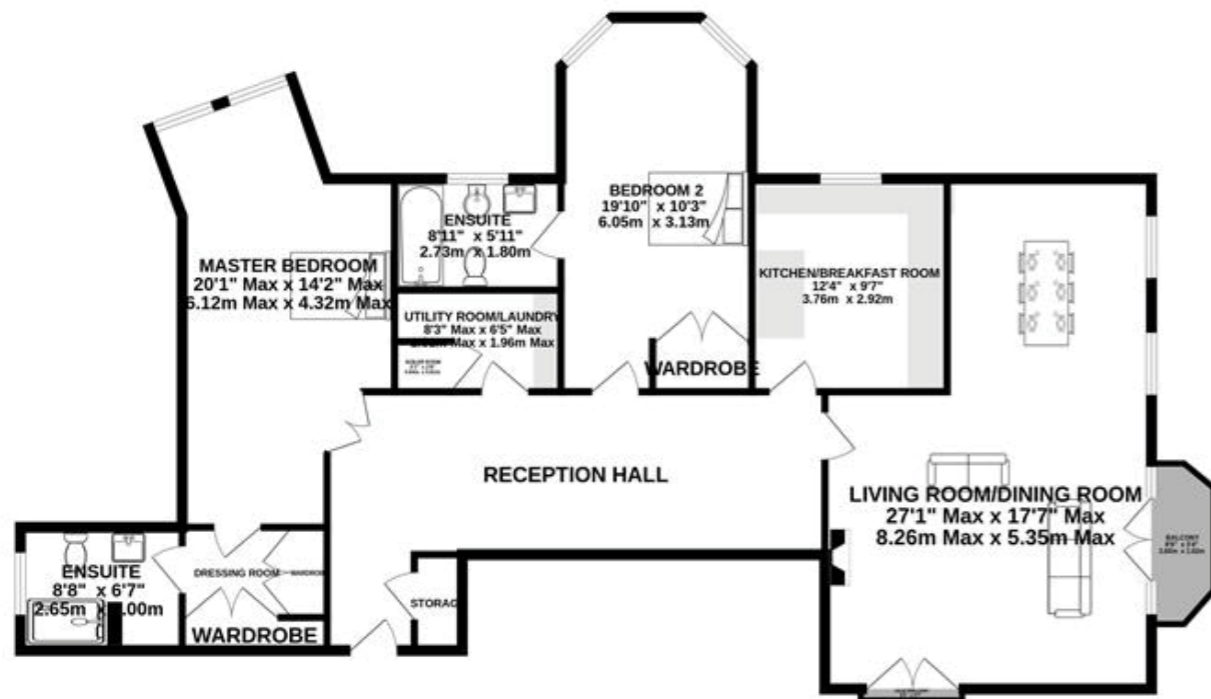
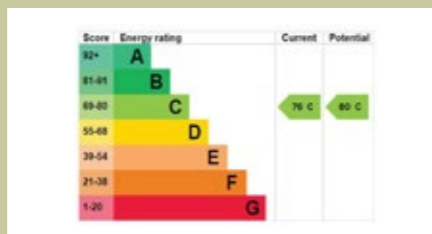


**APT 9, NORTHWOLD HOUSE**  
 Dorset Road, Altrincham  
**OFFERS OVER**  
**£455,000**

**GROUND FLOOR**  
 1410 sq.ft. (131.0 sq.m.) approx.



TOTAL FLOOR AREA: 1410 sq.ft. (131.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropis ©2024



**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

Altrincham  
 26, The Downs, ALTRINCHAM WA14 2PU  
 0161 929 1500 altrincham@gascoignealman.co.uk

gascoignealman.co.uk



This wonderful and substantially proportioned TWO BEDROOM, TWO BATHROOM second floor apartment is situated within this SOUGHT AFTER, idyllic location and boasts accommodation which expands over approximately 1,400 Sq Ft. Northwold House is located within a short distance of Altrincham Centre and is also within convenient reach of Dunham Massey national trust park and the motorway network. This property is available with NO ONWARD CHAIN and viewings are essential in order to fully appreciate. Spacious accommodation with access to BALCONIES and the manicured communal grounds are sure to appeal to prospective purchasers.

**GASCOIGNE HALMAN**

- DESIRABLE DEVELOPMENT
- CONVENIENT REACH TO ALTRINCHAM CENTRE AND DUNHAM MASSEY
- NO ONWARD CHAIN
- GARAGE AND ALLOCATED PARKING SPACE
- BALCONY/SUN TERRACE AND FURTHER JULIET STYLE BALCONY

- MANICURED COMMUNAL GROUNDS
- TWO LARGE BEDROOMS AND TWO BATHROOMS
- DRESSING ROOM
- UTILITY
- LIFT ACCESS TO ALL FLOORS

**OFFERS OVER  
£455,000**

**APT 9, NORTHWOLD HOUSE**

Dorset Road, Altrincham



The property is approached via a paved pathway which leads to the communal entrance hall with security intercom point and lift access to all floors. In brief the accommodation comprises: well proportioned reception hallway with fitted cloaks cupboard, impressive open plan living room/dining room area with double doors opening to a balcony and further Juliet style balcony at the side elevation, fitted breakfast kitchen, utility room, master bedroom suite with dressing house housing two fitted wardrobes and there is also an en-suite shower room, second large double bedroom with fitted wardrobes and en-suite bathroom.

The unique configuration and shape of the internal accommodation really appeals and can only be fully appreciated once seen. Externally the development sits among beautifully tended communal grounds and the apartment comes with a single garage AND a further allocated parking space.

**LOCATION**

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just

a short drive from the Town Centre and one of the largest shopping centres in Europe, The Trafford Centre is only a few miles away. Hale village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

**DIRECTIONS**

Sat Nav WA14 4QN

**TENURE**

Leasehold 975 Years Remaining. Service Charges - £389 pcm

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Trafford Council- Tax Band F

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**