



TOTAL FLOOR AREA: 1630 sq.ft. (151.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024



NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

An IMMACULATELY PRESENTED townhouse within a GATED development and a short walk from ALTRINCHAM centre. Well decorated throughout with FIVE BEDROOMS, THREE BATHROOMS plus WC and TWO PARKING SPACES. Close to TRANSPORT LINKS and renowned LOCAL SCHOOLS.

- Situated on a gated development
- A short walk from Altrincham Town Centre
- Close to renowned local schools
- Garden with patio area

- NHBC Warranty
- Five bedrooms
- Three bathrooms plus WC
- Highly sought after location

£590,000

6 MACHIN PLACE

Altrincham



Built in 2016, Machin Place combines the ultimate in convenience with an enviable position, this exclusive development is a short walk from the heart of Altrincham. The accommodation comprises; entrance hallway with useful downstairs WC and built in cloaks cupboard, a breakfast kitchen fitted with a full range of high end integrated appliances plus a dining area with double doors onto the rear garden. A utility room completes the ground floor. The first floor boasts a versatile sitting room with juliet balcony, two bedrooms and a family bathroom. To the second floor are three further bedrooms, two of which benefit from an ensuite shower room. Externally the property has a private rear landscaped garden with

patio area, perfect for outdoor dining. There are also two dedicated parking spaces. Located close to fantastic transport links and the areas renowned local schools, this recently built modern townhouse is immaculately presented throughout and ready to move into.

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. Timperley 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 1QF
TENURE

We are advised by the vendor that the property is Leasehold. Original lease length of 999 years (991 remain)
Ground rent payable of £250 per 6 months.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Trafford Metropolitan Borough Council Tax Band F.

VIEWING

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

GASCOIGNE HALMAN