



**GASCOIGNE
HALMAN**

APARTMENT 4, SUFFOLK ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



APARTMENT 4, SUFFOLK ROAD, ALTRINCHAM

Set within this highly regarded location is this substantial mansion style apartment which is set over two floors and offers the prospective purchaser just over 1800 sq. ft. of spacious living accommodation and ample storage space throughout. Ellerslie is a beautiful period conversion, set back behind secure gated grounds and is walking distance to some of Altrincham's extremely sought after schools. This wonderful home is just a short stroll from Altrincham centre and is also conveniently placed for access to Dunham Massey's wonderful national trust countryside. An internal inspection is essential in order to fully appreciate this unique offering!





Once within the handsome main building, this property can be accessed via a private entrance hallway which in turn leads on to the versatile living accommodation. In brief the property comprises: spacious living room, formal dining room/drawing room, impressive kitchen diner with centre island and built to a high specification, separate utility room, downstairs shower room and a well proportioned bedroom. The ground floor accommodation boasts stunning high ceilings throughout. Stairs with galleried landing and large lantern style skylight window provides plentiful natural light.

The first floor comprises; master bedroom with dressing room benefitting from fitted wardrobes and in turn leading to the fabulous en-suite plus a second bedroom with another large en-suite bathroom.

Externally, there are two allocated parking spaces and beautifully maintained gardens surrounding the building. All accessed via secure gates.

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

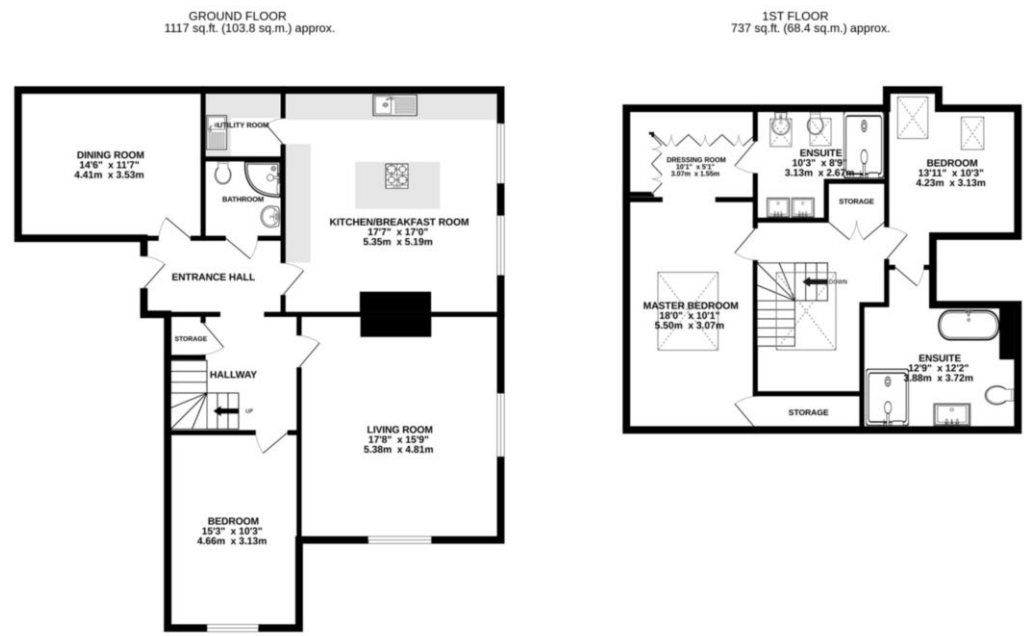
WA14 4QX

TENURE

Leasehold

LOCAL AUTHORITY

Tax Band G



TOTAL FLOOR AREA : 1854 sq.ft. (172.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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