



**GASCOIGNE
HALMAN**

LIME HOUSE, 26 BRADGATE ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



LIME HOUSE, 26 BRADGATE ROAD, ALTRINCHAM

£2,300,000

An impressive five bedroom detached family home forming an exclusive gated development. Three reception rooms, a separate versatile annexe and garage and carport for four cars.

This fine detached family home is situated in what is regarded as the best residential location in Altrincham. The prestigious development of five exclusive homes known as Dunham Rise was constructed by Bell Meadow in 2003. Access into the development is via an electric gated entrance and Lime House offers an excellent level of privacy and security.





Exclusive gated development

An impressive five bedroom detached family home

Three reception rooms

Separate versatile annexe

Garage and carport for four cars

Constructed by Bell Meadow in 2003

Traditional Georgian style with 21st Century technology

Excellent level of privacy and security

LIME HOUSE | 26 BRADGATE ROAD, ALTRINCHAM

Upon entering the property the combination of traditional Georgian style and 21st Century technology and fittings is sympathetically incorporated. The impressive accommodation features an imposing reception hallway with a feature staircase, a true statement that will be sure to impress guests. The kitchen is a superb feature of the house with modern units, integral and built-in appliances, and access to the utility room through to the garage. The kitchen opens to a sitting room making a great place for the family to relax and entertain. There is a spacious formal lounge and study plus a downstairs WC. On the first floor, there are three bedrooms with two ensuites and a bathroom plus a superb and versatile games room/bedroom with its own access from the side of the garage forming an independent annexe. On the top floor, there is a lovely bedroom suite with a large dressing room and ensuite bathroom.

Fixtures and fittings within Lime House have been maintained to a very high standard and the spacious period feel throughout is hugely impressive. The high ceilings, cornicing, panelled doors and fireplaces give a nod to the Georgian era the property takes inspiration from. Externally there is ample parking in the main courtyard along with an additional gated entrance to the private driveway leading to the double garage, double oak framed carport. The gardens have been professionally landscaped and maintained with planted borders, lawned areas and extensive patio and pathway areas on various levels.

DIRECTIONS

From our Hale Office travel along Ashley Road in the direction of Altrincham to the traffic lights, turning left on to Langham Road. Travel the full length of Langham Road until the road becomes Park Road. At the traffic lights with Charcoal Road turn right on to Dunham Road and proceed along passing Denzel Gardens on the right hand side. Take the first turning on the left hand side in to Bradgate Road passing Dorset Road on the right hand side. At the junction of Bonville Road continue straight over on to the continuation of Bradgate Road and the property will be seen towards the end of the road on the right hand side.

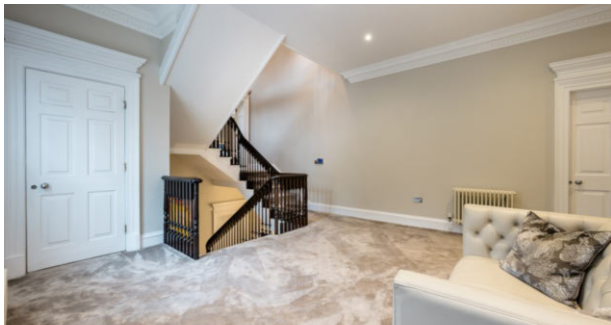






LOCATION

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 boutique shops. 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.



POSTCODE

WA14 4QU

TENURE

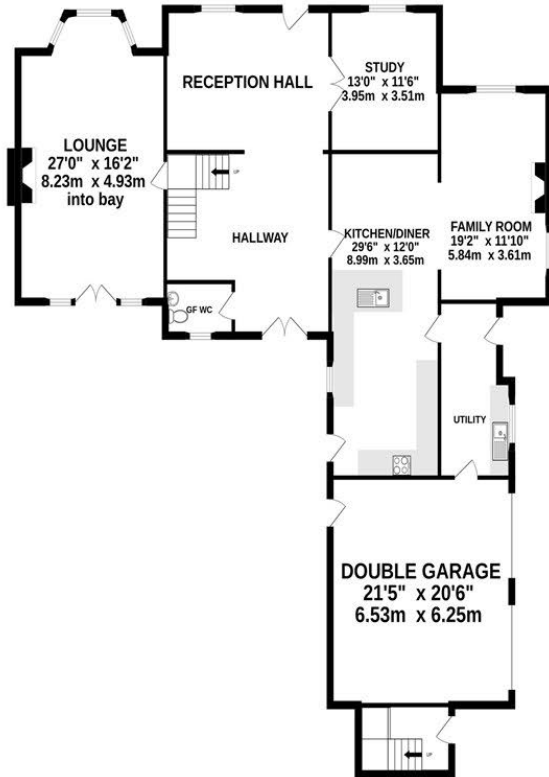
Leasehold with an original 999 years lease commencing 16th September 2005. Ground rent payable of £200 per annum. There is a service charge payable of approximately £500.00 per annum towards site and gate maintenance.

LOCAL AUTHORITY

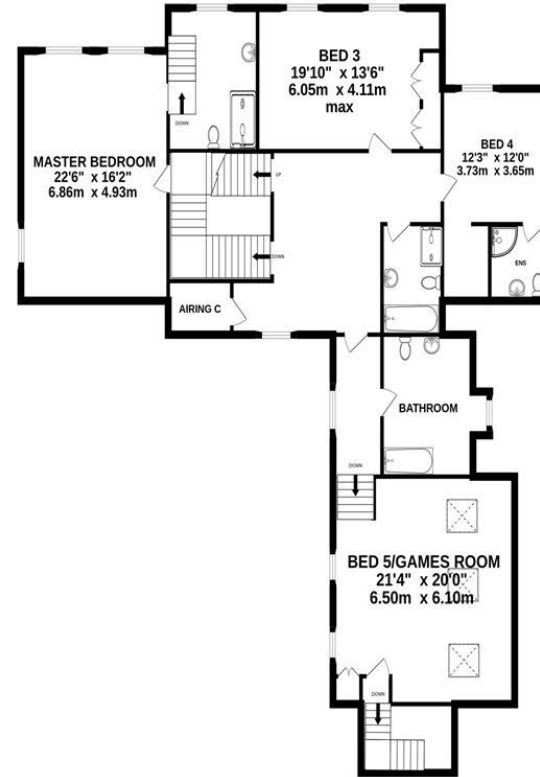
Trafford Borough Council. Tax band H. Amount payable for 2023/2024 is £3753.52



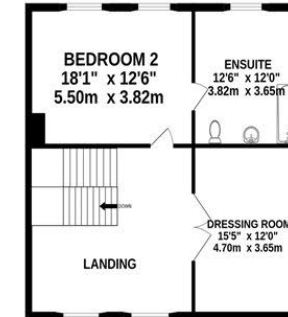
GROUND FLOOR
2239 sq.ft. (208.0 sq.m.) approx.



1ST FLOOR
2161 sq.ft. (200.7 sq.m.) approx.



2ND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 5234 sq.ft. (486.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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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.



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