



## 26D WOODFIELD ROAD | ALTRINCHAM

OFFERS OVER £450,000

A recently constructed townhouse in an ideal location within easy reach of Altrincham town centre and John Leigh Park. The contemporary accommodation briefly comprises covered porch, entrance hall, cloakroom/WC, open plan fitted kitchen with integrated appliances and sitting/dining room with French windows to the paved rear terrace. First floor sitting room or additional bedroom, double bedroom and bathroom/WC. Second floor primary bedroom with en suite shower room/WC and double bedroom with dressing room/study. PVCu double glazing, gas fired central heating and pressurised hot water system. Private rear gardens. Two secure allocated underground parking spaces.

POSTCODE: WA14 4YN

## DESCRIPTION

This modern townhouse was constructed in 2017 by Laurus Homes and is superbly presented with quality contemporary fittings throughout. The position is ideal forming part of a popular residential location just a short distance from the scenic waterways of the Bridgewater canal with a walking/cycling route combining charming sights with plentiful wildlife. The shopping centre of Altrincham is approximately  $\frac{3}{4}$  of a mile distance with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. Navigation Road Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition a short distance to the south is John Leigh Park with tennis courts and recreation areas.

The development combines attractive architecture with fashionable interior design and upon entering the feeling of quality is readily apparent. Approached beyond a covered porch the entrance hall leads onto a naturally light dual aspect open plan living space. The fitted kitchen features a range of distinctive units complemented by integrated appliances and opens onto a living/dining area with French windows to the paved rear terrace. In addition there is ample storage provided and a well appointed cloakroom/WC completes the ground floor accommodation.

At first floor level there is a spacious sitting room which may also be used as a substantial bedroom, further double bedroom and luxurious family bathroom/WC. The second floor includes a primary bedroom with Porcelanosa en suite shower room/WC and additional double bedroom with dressing room which is currently utilised as a study.

Gas fired central heating has been installed together with a pressurised hot water system and PVCu double glazing throughout.

The private gardens have been paved for ease of maintenance with a fence perimeter and gate providing access to the rear. Importantly the car park is accessed from Bridgewater Embankment through a remotely operated roller door where there are two allocated underground parking spaces alongside numerous visitor spaces and a specific area for bikes with a lift providing access to ground floor level.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Wood grain effect composite front door with opaque double glazed insert.

#### ENTRANCE HALL

Spindle balustrade staircase to the first floor. Radiator.

#### CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap set within tiled surrounds and low-level WC. Opaque PVCu double glazed window to the front. Wood grain effect tiled floor. Extractor fan. Radiator.

#### LIVING/DINING KITCHEN

26'6" x 13'2" (8.08m x 4.01m)

Planned to incorporate:

#### KITCHEN

Fitted with a range of high gloss white and driftwood effect wall and base units with brushed chrome handles beneath granite effect heat resistant work surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Integrated appliances include an electric fan oven/grill, microwave oven, four ring gas hob with glass splash-back and angled chimney cooker hood above, fridge/freezer, dishwasher and automatic washing machine. PVCu double glazed window to the front. Tiled floor. Recessed LED lighting. Radiator.

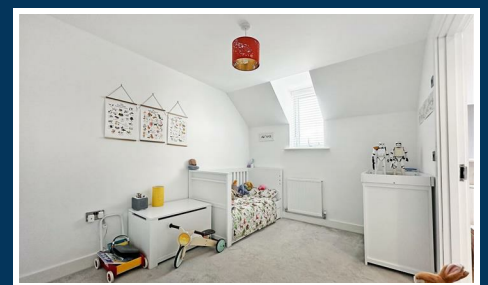
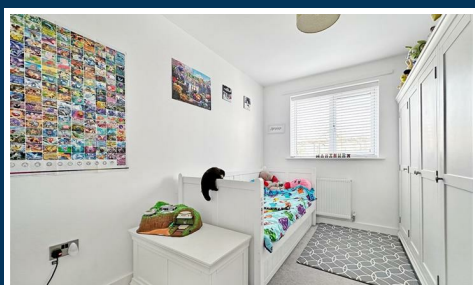
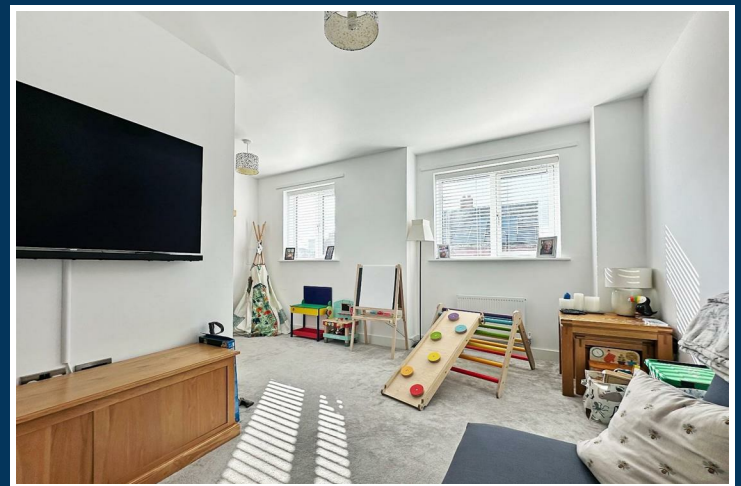
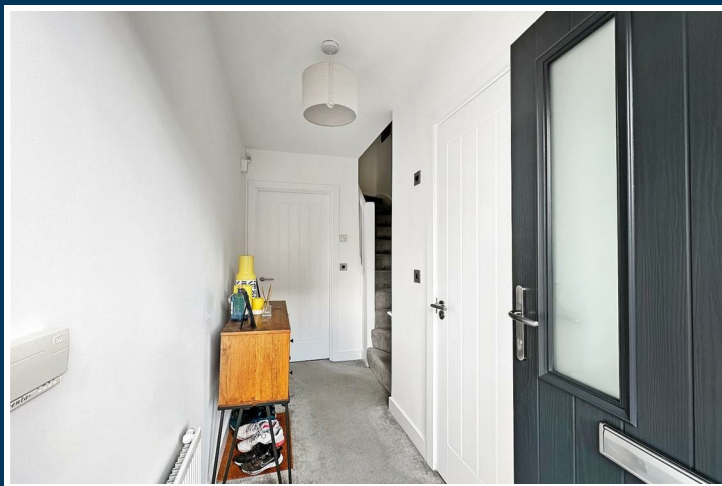
#### LIVING/DINING AREA

PVCu double glazed French windows set within matching side-screens opening onto the rear terrace. Ample space for both seating and dining. Under-stair storage cupboard. Additional storage cupboard housing the wall mounted gas central heating boiler and pressurised hot water system. Radiator.

### FIRST FLOOR

#### LANDING

Spindle balustrade staircase to the second floor. Radiator.



### SITTING ROOM/BEDROOM THREE

16'2" x 13'8" (4.93m x 4.17m)

Two PVCu double glazed windows to the front. Radiator.

### BEDROOM FOUR

12'6" x 8'8" (3.81m x 2.64m)

PVCu double glazed window to the rear. Radiator.

### FAMILY BATHROOM/WC

7' x 6'10" (2.13m x 2.08m)

Fitted with a white/chrome Porcelanosa suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, wall mounted wash basin with mixer tap and low-level WC all set within tiled surrounds. Opaque PVCu double glazed window to the rear. Wood grain effect tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

### SECOND FLOOR

#### LANDING

Storage cupboard with shelving. Access the partially boarded loft space via a retractable ladder.

#### BEDROOM ONE

12'6" x 8'8" (3.81m x 2.64m)

PVCu double glazed window to the rear. Radiator.

#### EN SUITE SHOWER ROOM/WC

7' x 6'10" (2.13m x 2.08m)

White/chrome Porcelanosa wall mounted wash basin with mixer tap and low-level WC. Wide tiled shower enclosure with thermostatic shower. Velux window. Partially tiled walls. Wood grain effect tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

#### BEDROOM TWO

12'5" x 8'8" (3.78m x 2.64m)

PVCu double glazed window to the front. Radiator.

#### DRESSING ROOM/STUDY

6'10" x 6'5" (2.08m x 1.96m)

Velux window. Recessed LED lighting. Radiator.

#### OUTSIDE

Two underground parking spaces.

#### SERVICES

All main services are connected.

#### POSSESSION

Vacant possession upon completion.

#### TENURE

We are informed the property is held on a Leasehold basis for the residue of 250 years and subject to a Ground Rent of £250.00 per annum. This should be verified by your Solicitor.

#### SERVICE CHARGE

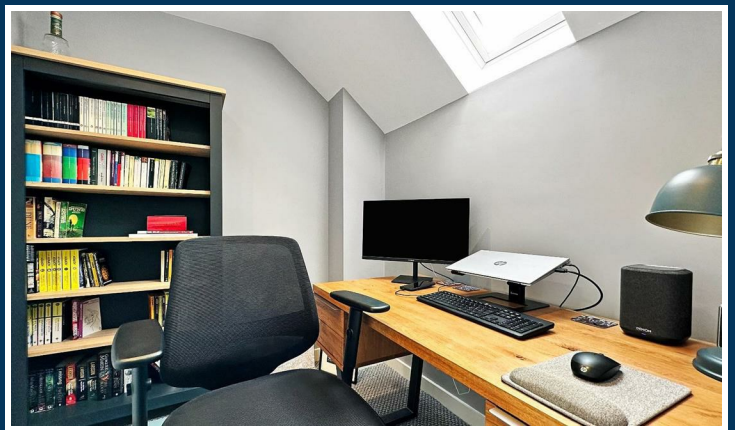
We understand the service charge is £720.00 per annum. This covers maintenance of the car park and associated access. Full details will be provided by our client's Solicitor.

#### COUNCIL TAX

Band D

#### NOTE

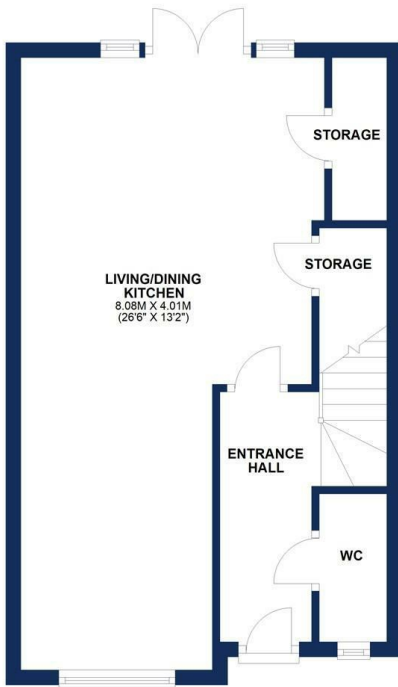
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and 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, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

### GROUND FLOOR

APPROX. 38.2 SQ. METRES (411.1 SQ. FEET)



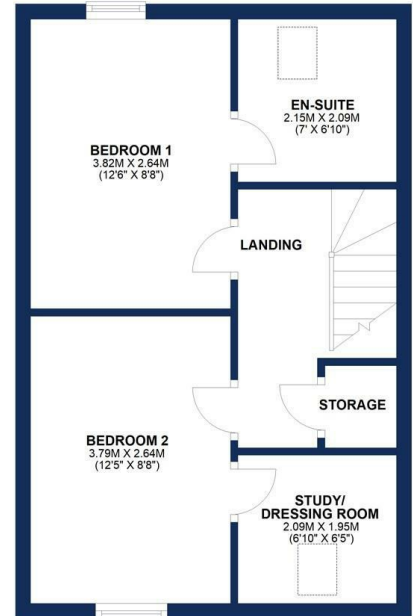
### FIRST FLOOR

APPROX. 38.0 SQ. METRES (409.3 SQ. FEET)



### SECOND FLOOR

APPROX. 37.3 SQ. METRES (401.0 SQ. FEET)



TOTAL AREA: APPROX. 113.5 SQ. METRES (1221.4 SQ. FEET)

Floorplans For Illustrative Purposes Only



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