



24 THE CARRIAGES BOOTH ROAD | ALTRINCHAM

OFFERS OVER £600,000

NO ONWARD CHAIN A recently remodelled and cosmetically updated townhouse positioned within a highly desirable location and forming part of this exclusive development. The superbly proportioned accommodation is arranged over 3 floors and briefly comprises large entrance hall to the front and rear with three separate storage cupboards and access to a cloakroom/WC plus separate utility room and a fourth bedroom with adjacent en-suite shower room/WC. To the first floor there is an impressive open plan sitting/dining area with adjacent fitted breakfast kitchen. To the first floor the principal bedroom has an adjacent en-suite shower room/WC and there are two further bedrooms serviced by the family bathroom/WC. Garage and residents parking. Paved terrace and well maintained southerly facing communal gardens. Viewing is highly recommended.

POSTCODE: WA14 4AF

DESCRIPTION

The Carriages is an exclusive development of period style properties standing within manicured tree lined grounds. Particular features of this attractive townhouse are the secluded position towards the rear of the development and direct access to the southerly facing communal lawn beyond a paved terrace. The accommodation is beautifully presented having been recently updated cosmetically and is superbly proportioned throughout. Upon entering the feeling of space is apparent with a large entrance hall towards the front extending towards the rear and providing ample storage area. Towards the rear of the property is a fourth bedroom with en-suite shower room/WC and there is also the added benefit of a useful utility room plus separate cloakroom/WC.

At first floor level there is an impressive open plan sitting/dining room overlooking the communal grounds and with attractive marble effect fireplace housing a living flame gas fire. The adjacent dining kitchen is fitted with a comprehensive range of white units and breakfast bar.

To the upper floor is the excellent principal bedroom with fitted furniture and the benefit of an en-suite shower room/WC. In addition there are two further bedrooms served by the well appointed family bathroom/WC.

The property benefits from a garage with remotely operated door and residents parking is also available within the development.

Approximately 1/4 mile distant is the shopping centre of Altrincham with its highly popular market hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is also well placed for the surrounding network of motorways. The location is also ideal being within the catchment area of highly regarded primary and secondary schools. In addition a few hundred yards to the North is John Leigh Park with tennis courts and recreation area.

Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Incorporating doors to the front and rear and providing excellent access to three separate storage areas. Fitted display shelving. Telephone point. Spindle balustrade staircase to first floor. Two radiators. Dado rail.

UTILITY

7'7" x 4'9" (2.31m x 1.45m)

With white base units with work surfaces over incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Wall mounted Worcester gas central heating boiler. Opaque timber framed double glazed window to the side. Tiled splashback.

CLOAKROOM

With WC and pedestal wash hand basin. Half tiled walls. Opaque timber framed double glazed window to the rear. Radiator.

BEDROOM 4

13'8" x 10'10" (4.17m x 3.30m)

With glass panelled door to the patio seating area with lawned gardens beyond. Timber framed double glazed bay window to the rear and additional window to the side. Radiator. Ceiling cornice. Fitted wardrobes.

EN-SUITE

9'4" x 7'8" (2.84m x 2.34m)

With tiled shower cubicle, bidet, wash hand basin and WC. Half tiled walls. Opaque timber framed double glazed window to the side. Radiator.

FIRST FLOOR

LANDING

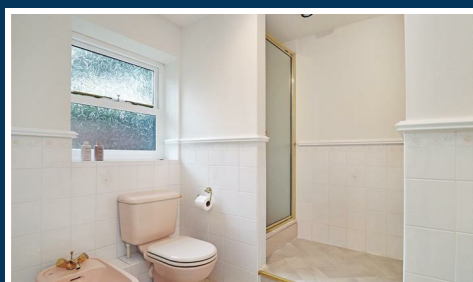
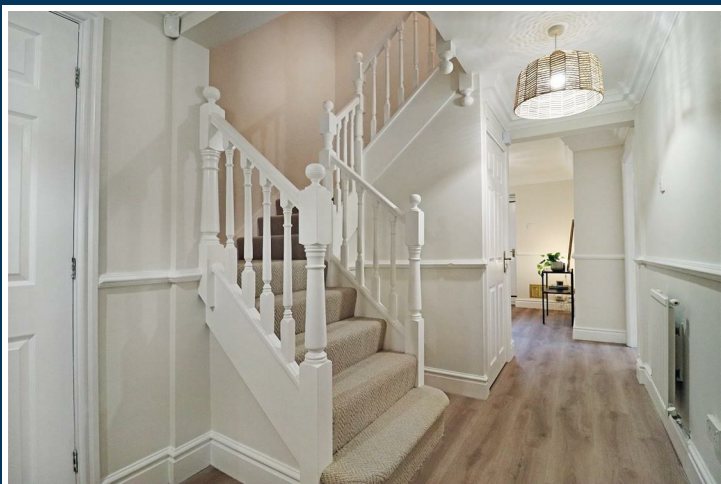
Phone entry system. Radiator. Spindle balustrade staircase to second floor. Ceiling cornice.

OPEN PLAN SITTING/DINING ROOM COMPRISING:

SITTING ROOM

19'8" x 14'0" (5.99m x 4.27m)

With triple aspect timber framed double glazed windows. Two radiators. Focal point of a living flame gas fire with marble effect surround and hearth. Fitted storage and shelving. Phone entry system. Ceiling cornice. Telephone point.



DINING AREA

15'11" x 10'2" (4.85m x 3.10m)

With radiator and timber framed double glazed windows to the side and rear. Door to:

BREAKFAST KITCHEN

15'4" x 11'7" (4.67m x 3.53m)

Fitted with a comprehensive range of white wall and base units with work surface over incorporating an enamel sink unit and drainer. Integrated double oven/grill plus 4 ring gas hob with extractor over. Space for fridge freezer. Plumbing for dishwasher. Tiled splashback. Breakfast bar. Timber framed double glazed window to the side. Two radiators. Ceiling cornice. Phone entry system.

SECOND FLOOR

LANDING

Ceiling cornice. Phone entry system. Radiator. Loft access hatch.

BEDROOM 1

16'4" x 12'8" (4.98m x 3.86m)

With triple aspect timber framed double glazed windows. Fitted wardrobes and dressing table plus matching bedside cabinets. Telephone point. Ceiling cornice. Recessed low voltage lighting. Radiator.

EN-SUITE

9'10" x 6'7" (3.00m x 2.01m)

With a white suite with chrome fittings comprising tiled shower cubicle, wash hand basin and WC. Opaque timber framed double glazed window to the rear. Tiled walls. Radiator. Extractor fan.

BEDROOM 2

10'10" x 8'7" (3.30m x 2.62m)

With timber framed double glazed window to the side. Fitted wardrobes. Radiator. Ceiling cornice.

BEDROOM 3

11'7" x 7'6" (3.53m x 2.29m)

Timber framed double glazed window to the side. Radiator. Ceiling cornice. Telephone point.

BATHROOM

7'7" x 7'3" (2.31m x 2.21m)

With a suite comprising panelled bath with shower over, pedestal wash hand basin and WC. Radiator. Half tiled walls. Extractor fan. Radiator.

OUTSIDE

GARAGE

17'4" x 9'2" (5.28m x 2.79m)

With remotely operated up and over door. Light and power.

The development benefits from attractive tree lined communal gardens benefitting from a southerly aspect to enjoy the sun all day.

TENURE

We are informed each owner occupier is a shareholder of the Company in which the Freehold is vested and with a long leasehold to each property for the residue of a 250 year term commencing the 01/05/1990.. This should be verified by your Solicitor.

SERVICE CHARGE

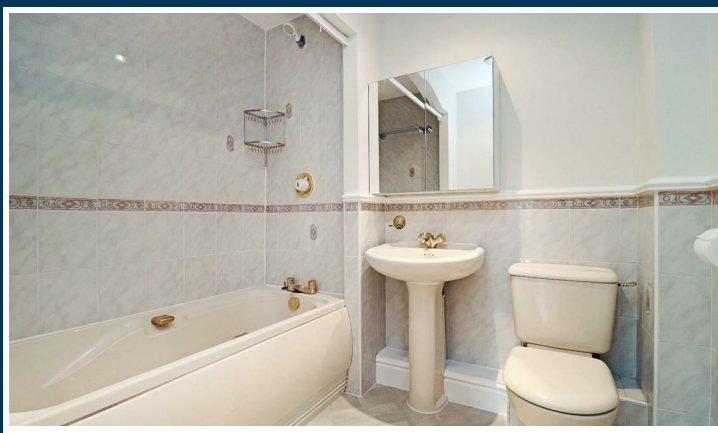
We understand the service charge is approximately £2940.00 pa (£245.00 pcm) This provides cleaning of all external areas, external lighting, window cleaning. Also cleaning of external doors and garage doors. Maintenance insurance of the external fabric of the property and painting. All grounds maintenance and regular grass cutting.

COUNCIL TAX

Band "G"

NOTE

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



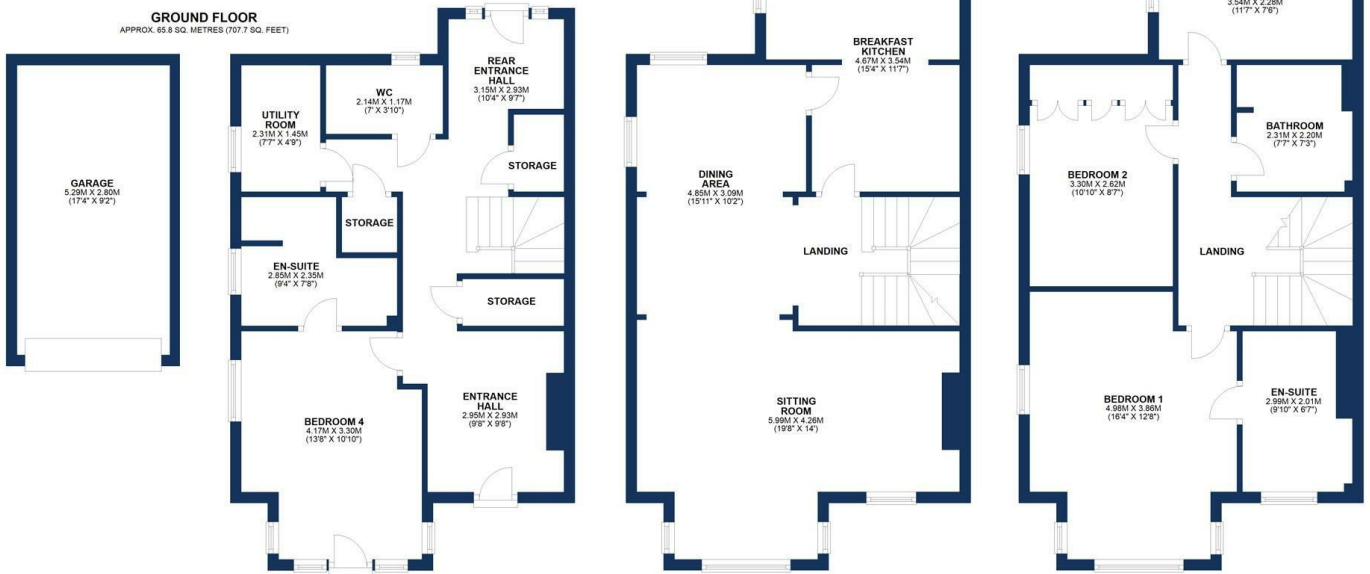
Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, 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.

TOTAL AREA: APPROX. 178.4 SQ. METRES (1919.8 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
 APPROX. 57.3 SQ. METRES (617.2 SQ. FEET)

SECOND FLOOR
 APPROX. 55.3 SQ. METRES (594.8 SQ. FEET)

GROUND FLOOR
 APPROX. 65.8 SQ. METRES (707.7 SQ. FEET)



HALE BARN S

292 HALE ROAD, HALE BARN S
 CHESHIRE, WA15 8SP

T: 0161 980 8011
 E: HALEBARN S@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
 HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
 E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
 CHESHIRE, WA15 7UR

T: 0161 904 0654
 E: TIMPERLEY@IANMACKLIN.COM