

## 51 TOWNFIELD GARDENS | ALTRINCHAM

£230,000

A much improved first floor apartment occupying a secluded position within the development and benefiting from a westerly facing balcony with tree lined views toward John Leigh Park. The exceptionally well presented accommodation briefly comprises L-shaped entrance hall with ample storage facilities, through sitting/dining room with French window to the private balcony, fitted kitchen with integrated appliances, primary bedroom with built-in wardrobe, further bedroom with fitted furniture and contemporary bathroom/WC. PVCu double glazing and gas fired central heating. Resident and visitor parking. Beautifully maintained grounds. Located approximately a ¼ mile from the centre of Altrincham.

POSTCODE: WA14 4DT

## DESCRIPTION

Townfield Gardens is well placed for local shops being approximately a ¼ mile distance from the award winning town centre of Altrincham, with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. John Leigh Park lies adjacent to the development and includes tennis courts alongside additional recreation areas. The Metrolink station provides a commuter service into Manchester and the area is also well placed for the surrounding network of motorways.

This purpose built apartment is positioned on the first floor and occupies a secluded position at the rear of this ever popular development. Importantly with a westerly aspect to enjoy the sun throughout the afternoon and into the evening from a private balcony with views over surrounding fields.

The accommodation is beautifully presented throughout and an L-shaped entrance hall provides ample storage space. There is a naturally light dual aspect sitting/dining room with stunning views towards John Leigh Park and there is also access onto the private westerly facing balcony through a French window. The adjacent kitchen is fitted with Shaker style units and features a range of integrated appliances. The master bedroom, with a built-in wardrobe, benefits from far reaching tree lined views whilst a single bedroom with contemporary fitted furniture also enjoys superb views across the well tended grounds. Completing the accommodation is a luxurious refitted bathroom/WC with white suite and chrome fittings.

Gas fired central heating has been installed together with PVCu double glazing.

Externally within the grounds there are parking areas for residents and visitors with a permit parking scheme in operation supported by Trafford Council.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Secure entry phone system and staircase to all floors.

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

An excellent L-shaped reception area approached through a panelled hardwood door with chrome fittings. Storage cupboard with shelving and additional storage cupboard containing hanging rail and shelving. Two further storage cupboards with shelving. Entry phone. Coved cornice.

#### OPEN PLAN SITTING/DINING ROOM

Naturally light with a dual aspect and planned to incorporate:

#### SITTING AREA

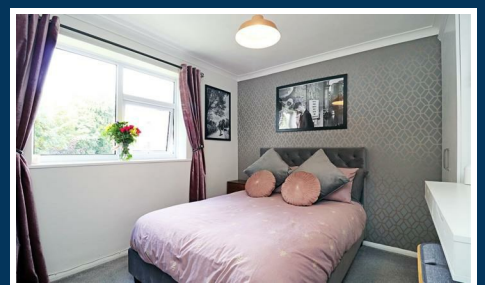
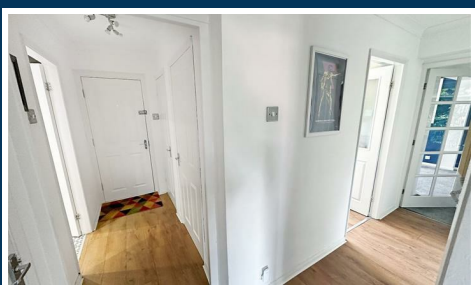
**12'4" x 10'5" (3.76m x 3.18m)**

Positioned to the rear with a PVCu double glazed French window providing access onto the private westerly facing balcony. Wide PVCu double glazed window with beautiful tree lined views. TV/FM point. Coved cornice. Wide opening to:

#### DINING AREA

**8'1" x 7'4" (2.46m x 2.24m)**

With superb views toward the spire of St George's Church through a PVCu double glazed window. Ample space for a dining suite. Radiator.



## BEDROOM ONE

10'5" x 9'1" (3.18m x 2.77m)

An excellent master bedroom with attractive outlook over the manicured grounds through a PVCu double glazed window. Built-in wardrobe containing hanging rail and shelving. Wall mounted dressing table. Coved cornice. Radiator.

## BEDROOM TWO

9'1" x 8'0" (2.77m x 2.44m)

With a contemporary range of beech effect fitted furniture including a wardrobe containing hanging rail and shelving, eye level cupboards and display shelving. PVCu double glazed window. Radiator.

## BATHROOM/WC

Fitted with a contemporary white/chrome suite comprising L-shaped bath with mixer tap plus electric shower and screen above, vanity wash basin with mixer tap and WC with concealed cistern. Tiled surrounds. Tile effect flooring. Recessed LED lighting. Extractor fan.

## OUTSIDE

Private balcony with space for a small table and chairs. Resident and visitor parking in combination with a permit parking scheme. Mature communal grounds.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years. This should be verified by your Solicitor.

## SERVICE CHARGE

We understand the service charge is approximately £200.00 per calendar month (£1,400.00 per annum) and includes buildings insurance, ground rent, heating and lighting of common parts, maintenance of the grounds and window cleaning. Full details will be provided by our clients Solicitor.

## COUNCIL TAX

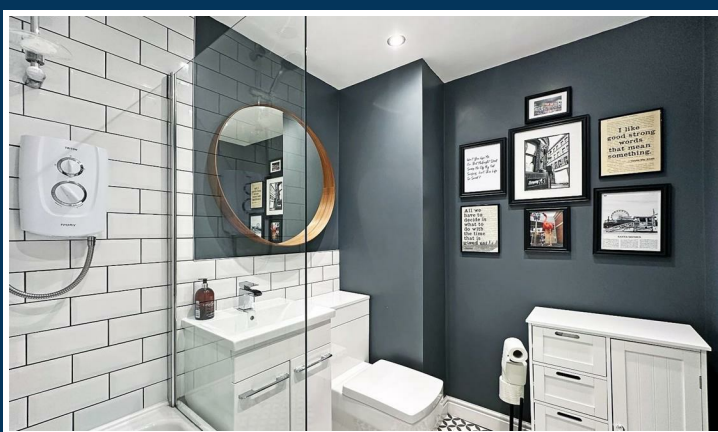
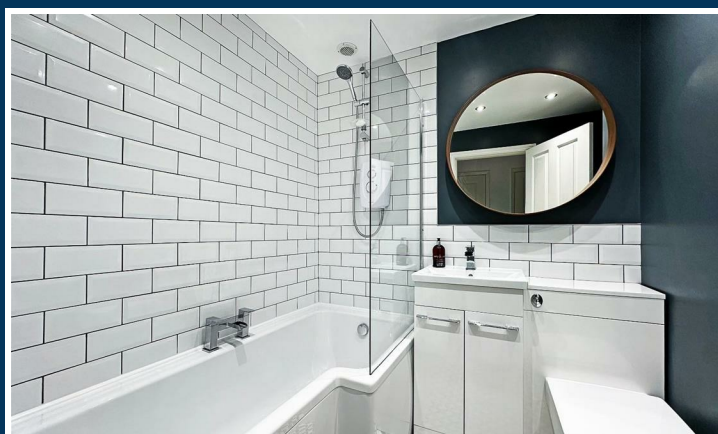
Band C

## NOTE

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

## ADDITIONAL INFORMATION

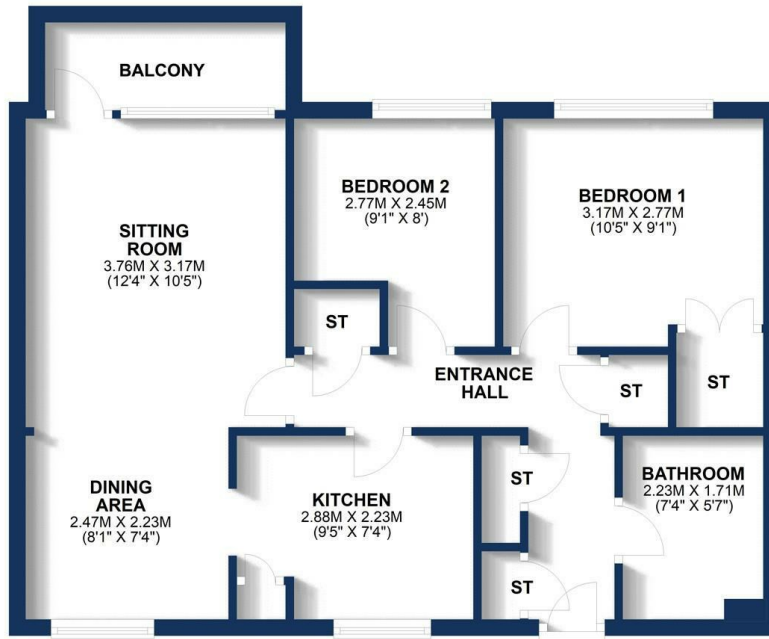
This property is not available on a buy-to-let basis.



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## FIRST FLOOR

APPROX. 58.1 SQ. METRES (625.3 SQ. FEET)



TOTAL AREA: APPROX. 58.1 SQ. METRES (625.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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