

## 8 MACHIN PLACE | ALTRINCHAM

OFFERS IN THE REGION OF £550,000

Constructed in 2016 this superbly proportioned end townhouse needs to be seen to be appreciated. The accommodation briefly comprises entrance hall, open plan living dining kitchen with access to the courtyard gardens, separate utility room, cloakroom/WC, to the first floor there is a well proportioned sitting room, a double bedroom and family bathroom/WC. To the second floor the master bedroom benefits from an en-suite shower room/WC and there are 2 further double bedrooms. Externally the development is approached via secure gates and there is allocated parking. To the side of the property there is a private courtyard garden which enjoys a high degree of privacy and a south westerly aspect to enjoy the sun for the majority of the day. Viewing is highly recommended to appreciate the standard and proportions of the accommodation on offer.



**POSTCODE: WA14 1QF**

## DESCRIPTION

Constructed in 2016 Machin Place is a development of modern townhouses ideally located within walking distance of Altrincham town centre and lying within the catchment area of highly regarded primary and secondary schools.

The development is approached via secure vehicular and pedestrian gates which provide access onto the allocated residents parking.

The property itself provides accommodation arranged over 3 floors superbly proportioned and presented throughout. To the ground floor the entrance hall provides access onto an open plan living dining kitchen fitted with a comprehensive range of white high gloss units and with quality integrated appliances and with French doors leading onto the south westerly courtyard. There is the added benefit of a separate utility room plus cloakroom/WC.

To the first floor the sitting room benefits from dual aspect windows and there is an adjacent double bedroom and the family bathroom/WC fitted with a modern white suite with chrome fittings.

To the second floor the master bedroom provides ample fitted furniture and has an adjacent en-suite shower room/WC. The accommodation is completed by 2 further double bedrooms.

Ideally located, beautifully presented and superbly proportioned. Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Karndean flooring. Radiator. Stairs to first floor. Recessed low voltage lighting. Radiator. Telephone point.

#### OPEN PLAN LIVING DINING KITCHEN COMPRISING:

**28'7 x 13'2 (8.71m x 4.01m)**

#### KITCHEN

Fitted with a comprehensive range of white high gloss wall and base units with quartz work surfaces over incorporating 1 1/2 bowl stainless steel sink unit. Integrated oven/grill plus combination microwave oven and 4 ring induction hob all by Bosch. Stainless steel extractor hood. Integrated dishwasher plus full fridge and freezer. Leaded effect timber framed double glazed windows to the side and rear. Recessed low voltage lighting. Karndean flooring. Opening to:

#### LIVING/DINING AREA

Ample space for living and dining suites. Leaded effect timber framed double glazed window to the front. Timber framed double glazed French door provide access to the south westerly facing courtyard gardens to the side. Television/telephone/data point. Two radiators. Recessed low voltage lighting. Karndean flooring.

#### UTILITY ROOM

**11'10 x 6'11 (3.61m x 2.11m)**

With white high gloss base units with work surfaces over incorporating a stainless steel sink unit with drainer. Space for dryer and plumbing for washing machine. Radiator. Karndean flooring. Timber framed double glazed window to the rear. Recessed low voltage lighting. Extractor fan. Access to understairs storage cupboard.

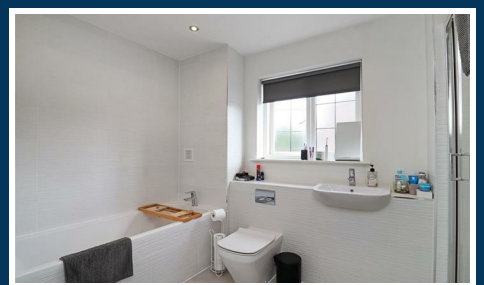
#### CLOAKROOM

With a suite comprising WC and wash hand basin. Karndean flooring. Tiled splashback. Recessed low voltage lighting. Extractor fan. Radiator. Access to cupboard housing gas central heating boiler and water system.

### FIRST FLOOR

#### LANDING

Spindle balustrade staircase to second floor. Radiator. Recessed low voltage lighting.



## SITTING ROOM

18'8 x 15'10 (5.69m x 4.83m)

With dual aspect leaded effect timber framed double glazed windows. Television/telephone/data point. Recessed low voltage lighting. Two radiators.

## BEDROOM 2

12'4 x 11'4 (3.76m x 3.45m)

With leaded effect timber framed double glazed windows to the front and side. Radiator. Television/date point.

## BATHROOM

10'10 x 8'2 (3.30m x 2.49m)

Fitted with a modern white suite with chrome fittings comprising bath, tiled shower enclosure, WC and wash hand basin. Chrome heated towel rail. Tiled floor and splashback. Recessed low voltage lighting. Extractor fan. Opaque leaded effect timber framed double glazed window to the front.

## SECOND FLOOR

### LANDING

Recessed low voltage lighting. Loft access hatch. Radiator.

### BEDROOM 1

16'4 x 13'5 (4.98m x 4.09m)

With fitted wardrobes, drawers and dressing table. Dual aspect leaded effect timber framed double glazed window. Television/data point. Radiator. Recessed low voltage lighting.

### EN-SUITE

8'8 x 5'10 (2.64m x 1.78m)

With a suite comprising tiled shower cubicle, WC and wash hand basin. Tiled splashback. Tiled floor. Chrome heated towel rail. Opaque leaded effect timber framed double glazed window to the side. Recessed low voltage lighting. Extractor fan.

### BEDROOM 3

12'4 x 11'4 (3.76m x 3.45m)

Leaded effect timber framed double glazed windows to the front and side. Radiator. Television aerial point.

### BEDROOM 4

10'10 x 8'2 (3.30m x 2.49m)

Leaded effect timber framed double glazed window to the front. Radiator. Television aerial point.

## OUTSIDE

To the front of the property secure vehicular and pedestrian gates provide access to the allocated residents parking area. There is a separate footpath that leads to the property which then has gated access leading to the side courtyard gardens.

To the side the courtyard gardens are paved for easy maintenance and accessed via the open plan living dining kitchen. They benefit from a south westerly aspect to enjoy the sun for the majority of the day. External water and power feeds.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band "F"

## SERVICE CHARGE

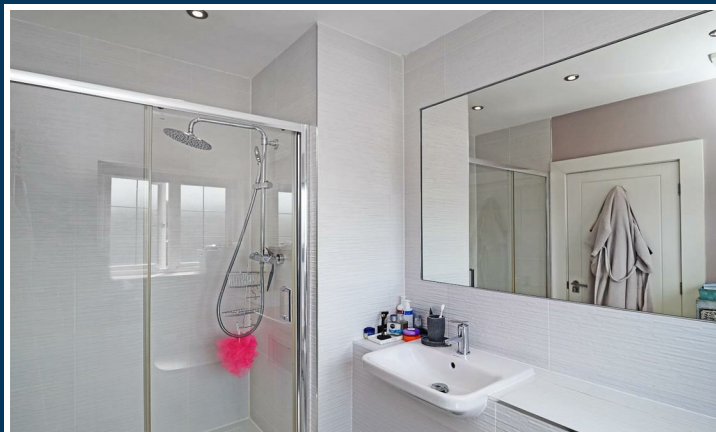
The service charge is currently £107.66 per month and includes buildings insurance. Full details will be provided by our clients Solicitor.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/01/2016 and subject to a ground rent of £250.00 per annum. This should be verified by your Solicitor.

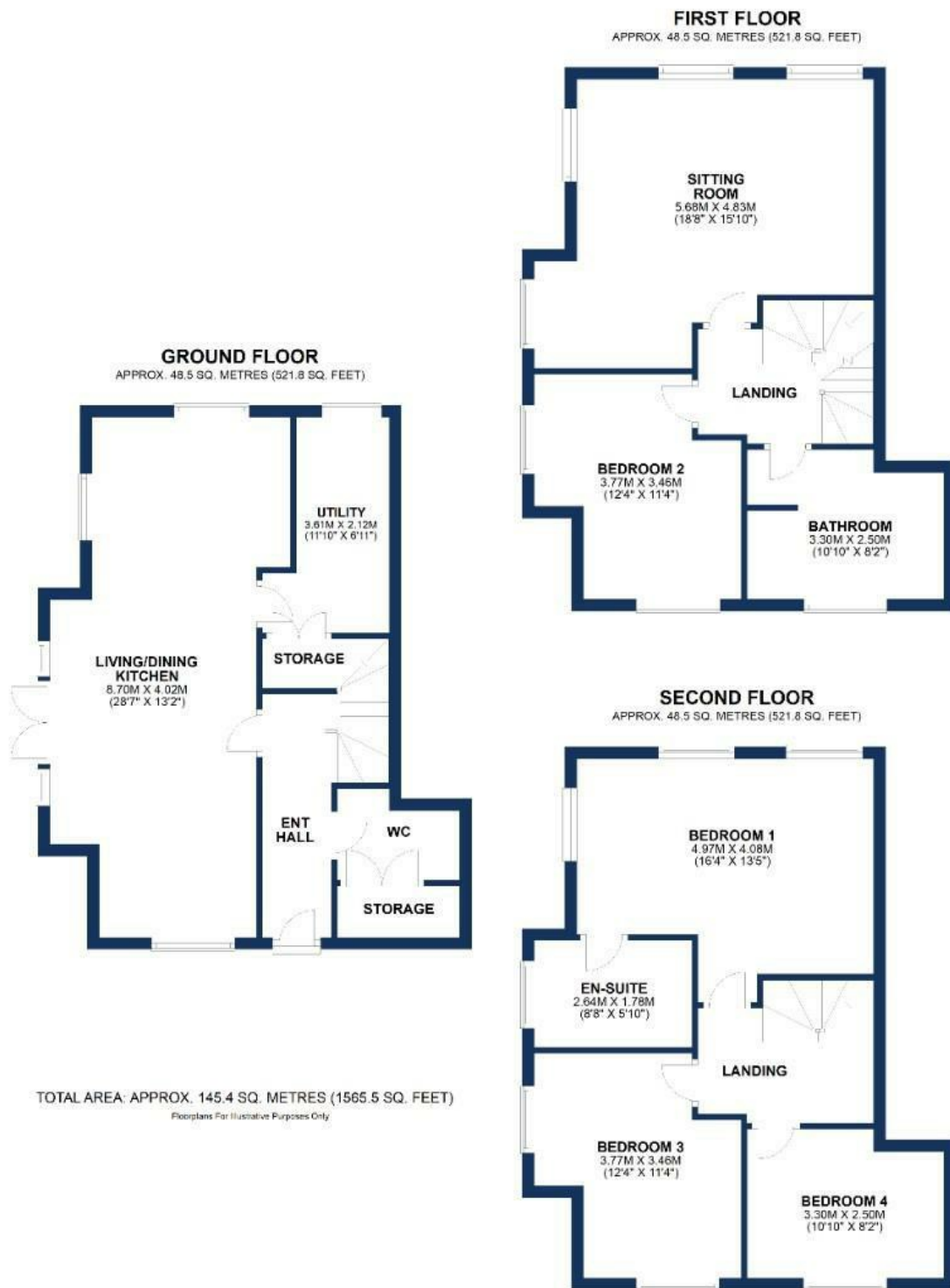
## NOTE

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



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