



## 6 COPPERFIELD COURT | ALTRINCHAM

OFFERS OVER £425,000

A superbly presented semi detached house forming part of an exclusive small development adjacent to the award winning market town of Altrincham. The well proportioned accommodation briefly comprises entrance hall, cloakroom/WC, spacious sitting/dining room with sliding windows to the paved rear terrace, fitted kitchen with integrated appliances, primary bedroom with en suite bathroom/WC, additional double bedroom and bathroom/WC. Gas fired central heating and double glazing. Attached garage and parking space. Secluded rear gardens.



**POSTCODE: WA14 2QF**

## DESCRIPTION

Copperfield Court is an exclusive development grouped round a central block paved courtyard and positioned in a sought after location. The shopping centre of Altrincham is approximately ¼ of a mile distance 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 well placed for the surrounding network of motorways. The property also lies within the catchment area of highly regarded primary and secondary schools.

This individual semi detached house is unusually planned and the rooms are of interesting proportions adding to the undoubted character. Although obviously well cared for and ready for immediate occupation, there is also an opportunity to remodel to individual taste.

Approached beyond a covered porch and entrance hall with provision for storage there is a full width open plan sitting/dining room positioned to the rear. With clearly defined areas this elegant reception room enjoys delightful views over the gardens and sliding windows open onto the stone paved terrace which is ideal for entertaining during the summer months. The adjacent kitchen is fitted with matching units alongside a range of integrated appliances and a cloakroom/WC completes the ground floor.

At first floor level the primary bedroom provides ample space for furniture and the en suite bathroom/WC is particularly spacious. There is an additional double bedroom and bathroom/WC with adjoining store room.

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

Externally there is off road parking and an attached brick garage which also allows access to the rear gardens.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Timber framed beneath a slate tiled roof. Glazed hardwood front door.

#### ENTRANCE HALL

Staircase to the first floor. Deep under-stair storage cupboard with hanging rail for coats and jackets. Radiator.

#### CLOAKROOM/WC

Ivory/chrome pedestal wash basin with mixer tap and low-level WC. Opaque timber framed double glazed window to the front. Radiator.

#### SITTING/DINING ROOM

**26'2" x 11'2" (7.98m x 3.40m)**

Planned to incorporate:

#### DINING AREA

Timber framed double glazed window to the rear. Coved cornice. Radiator.

#### SITTING AREA

Double glazed sliding window opening onto the stone paved rear terrace. Coved cornice. Radiator.

#### KITCHEN

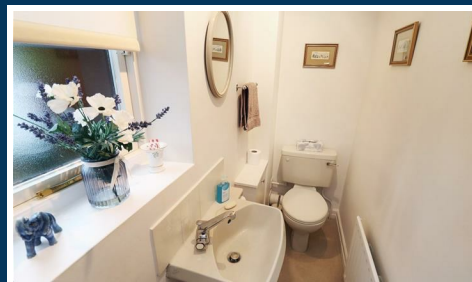
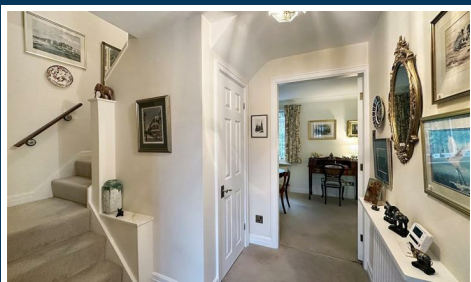
**10'8" x 8'8" (3.25m x 2.64m)**

Fitted with a range of matching wall and base units beneath heat resistant work-surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include a NEFF electric fan oven/grill, NEFF four zone induction hob with cooker hood above and fridge/freezer. Recess for a dishwasher and automatic washing machine. Timber framed double glazed window to the front. Tiled walls. Tiled floor.

### FIRST FLOOR

#### LANDING

Loft hatch.



## BEDROOM ONE

14'7" x 12'1" (4.45m x 3.68m)

Timber framed double glazed window to the rear. Radiator.

## EN SUITE BATHROOM/WC

9'5" x 8' (2.87m x 2.44m)

Fitted with an ivory/chrome suite comprising panelled bath with mixer/shower tap plus screen above, vanity wash basin with mixer tap, low-level WC and bidet. Opaque timber framed double glazed window to the front. Tiled walls. Recessed low-voltage lighting. Wall light/shaver point. Radiator.

## BEDROOM TWO

11'5" x 8'2" (3.48m x 2.49m)

Timber framed double glazed window to the rear. Radiator.

## BATHROOM/WC

8'1" x 6'7" (2.46m x 2.01m)

Fitted with an ivory/chrome suite comprising panelled bath with mixer/shower tap plus screen above, vanity wash basin with mixer tap and low-level WC. Storage cupboard with shelving and housing the wall mounted gas central heating boiler. Opaque timber framed double glazed window to the front. Tiled walls. Recessed low-voltage lighting. Wall light/shaver point. Radiator.

## OUTSIDE

## ATTACHED GARAGE

Up and over door. Light and power supplies. Door to the rear garden.

## 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 and subject to a Ground Rent of £25.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

We understand the service charge is currently £1,000.00 per annum. This covers Building Insurance, window cleaning, maintenance of the communal grounds, etc. Full details will be provided by our client's Solicitor.

## COUNCIL TAX

Band E.

## NOTE

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

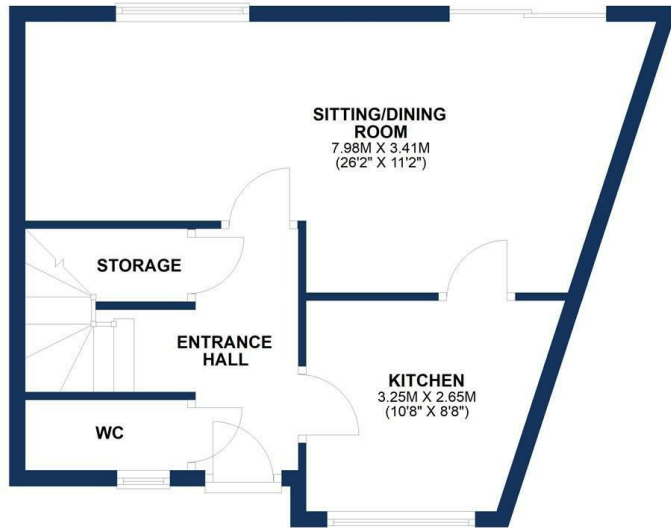


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### GROUND FLOOR

APPROX. 40.8 SQ. METRES (439.7 SQ. FEET)



### FIRST FLOOR

APPROX. 40.8 SQ. METRES (439.0 SQ. FEET)



TOTAL AREA: APPROX. 81.6 SQ. METRES (878.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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