



## 6 GREENOAKS GROBY ROAD | ALTRINCHAM

£545,000

A well appointed apartment positioned in a sought after location within the Devisdale Conservation Area. Positioned on the second floor and benefitting from commanding tree lined views. The superbly presented accommodation briefly comprises private entrance hall, spacious sitting/dining room with feature fireplace, breakfast kitchen with contemporary units and quality integrated appliances, primary bedroom with en suite shower room/WC, dressing room with fitted wardrobes, further double bedroom and bathroom/WC with separate shower enclosure. Gas fired central heating and double glazing. Basement store room. Designated parking space and garage.



**POSTCODE: WA14 2BJ**

## DESCRIPTION

This fine apartment occupies the top floor of this substantial period residence with commanding tree lined views over the surrounding conservation area. The location must be regarded as one of the finest in the area containing mainly Victorian Mansions. Greenoaks is less than half a mile distance from 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, places of worship and local schools.

The superbly presented interior features rooms of generous size with period features such as marble fireplaces and arch shaped windows, alongside modern enhancements including gas fired central heating and double glazing.

The substantial hall provides ample space for an additional seating area set beneath a stunning encapsulated stained glass roof light and the elegant reception room is generously proportioned and ideal for formal entertaining. The recently refitted kitchen benefits from a comprehensive range of contemporary units complemented by quartz work-surfaces, a matching breakfast bar and integrated AEG appliances. In addition, there are delightful views toward the spire of St Margaret's Church.

The excellent dual aspect primary suite comprises spacious double bedroom with turreted ceiling and marble fireplace surround and adjoining shower room/WC. The adjacent dressing room is fitted with a seven door range of mirror fronted wardrobes and completing the accommodation is an additional double bedroom and luxurious bathroom/WC complete with underfloor heating, free-standing roll-top bath and separate shower enclosure.

Designated parking is provided within the driveway and there is a separate garage plus basement store room.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL RECEPTION AREA

Intercom entry system with access to only two apartments within the development.

### SECOND FLOOR

#### PRIVATE ENTRANCE

Opaque glazed/panelled hardwood front door. Timber framed double glazed windows to the side. Stairs to:

#### HALL

**14'8" x 10'10" (4.47m x 3.30m)**

Column style balustrade. Vaulted ceiling with encapsulated stained glass roof light. Four wall light points. Entry phone. Radiator.

#### SITTING/DINING ROOM

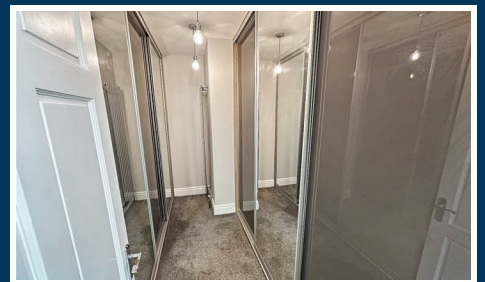
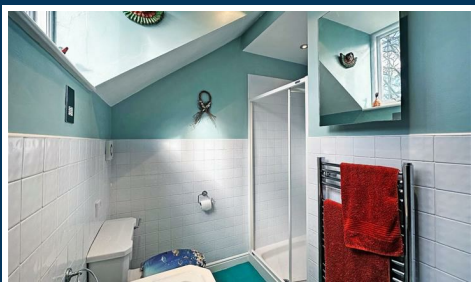
**22'10" x 16'9" (6.96m x 5.11m)**

Marble fireplace surround with living flame/coal effect gas fire set upon a tiled hearth. Fitted shelving to the chimney breast recess. Provision for a wall mounted Two timber framed double glazed windows. Four wall light points. Cornice and ceiling moulding. Three radiators.

#### BREAKFAST KITCHEN

**15'10" x 13'10" (4.83m x 4.22m)**

Fitted with matching wall and base units beneath quartz work-surfaces/up-stands and undermount 1 1/2 bowl stainless steel sink with Quooker instant boiling water/mixer tap. Matching breakfast bar. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, four zone induction hob with downdraft extractor, fridge/freezer, dishwasher and washer/dryer. Concealed wall mounted gas central heating boiler. Double glazed/panelled hardwood stable door to an external staircase. Timber framed double glazed window. Wood effect LVT flooring. Recessed LED lighting. Contemporary radiator.





## BEDROOM ONE

20'10" x 19'5" (6.35m x 5.92m)

Marble fireplace surround, cast iron grate and tiled hearth. Turreted ceiling. Two timber framed double glazed windows. Five wall light points. Cornice and ceiling moulding. Two radiators.

## EN SUITE SHOWER ROOM/WC

7'8" x 7'2" (2.34m x 2.18m)

White/chrome pedestal wash basin and low-level WC. Tiled enclosure with thermostatic shower. Timber framed double glazed window. Partially tiled walls. Tiled floor. Recessed low-voltage lighting. Shaver point. Extractor fan. Chrome heated towel rail.

## DRESSING ROOM

11'7" x 7'11" (3.53m x 2.41m)

Fitted with a seven door mirror fronted range of wardrobes containing hanging rails, shelving and drawers. Vertical chrome radiator.

## BEDROOM TWO

16'11" x 13'10" (5.16m x 4.22m)

Period style fireplace surround, cast iron grate and tiled hearth. Two timber framed double glazed windows. Three wall light points. Radiator.

## BATHROOM/WC

10'6" x 9'10" (3.20m x 3.00m)

Fitted with a white/chrome suite comprising free-standing roll-top bath with wall mounted mixer tap, wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Corner tiled shower enclosure with thermostatic rain shower plus hand-held attachment. Opaque timber framed double glazed window. Partially tiled walls. Large format tiled floor. Electric underfloor heating. Heated towel rail.

## OUTSIDE

Resident parking.

## BASEMENT STORE

11' x 8' (3.35m x 2.44m)

Light supply.

## GARAGE

17'3" x 9'3" (5.26m x 2.82m)

Up and over door. Light supply.

## 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 each Leaseholder owns a share of the company in which the Freehold is vested. This should be verified by your Solicitor.

## SERVICE CHARGE

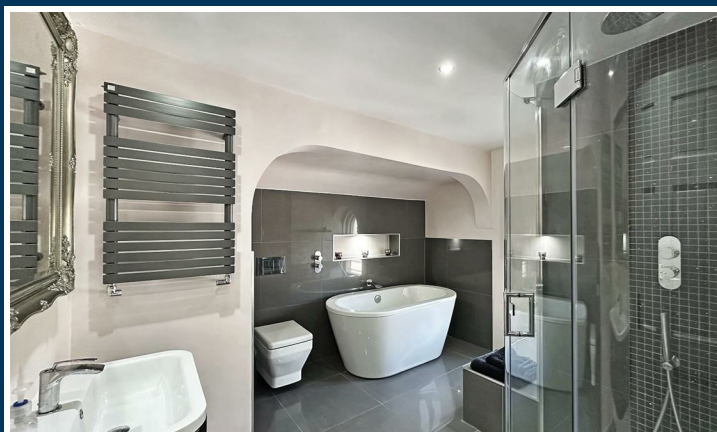
We understand the service charge is currently £3,735.48 per annum (£311.29 per calendar month). Full details will be provided by our client's Solicitor.

## COUNCIL TAX

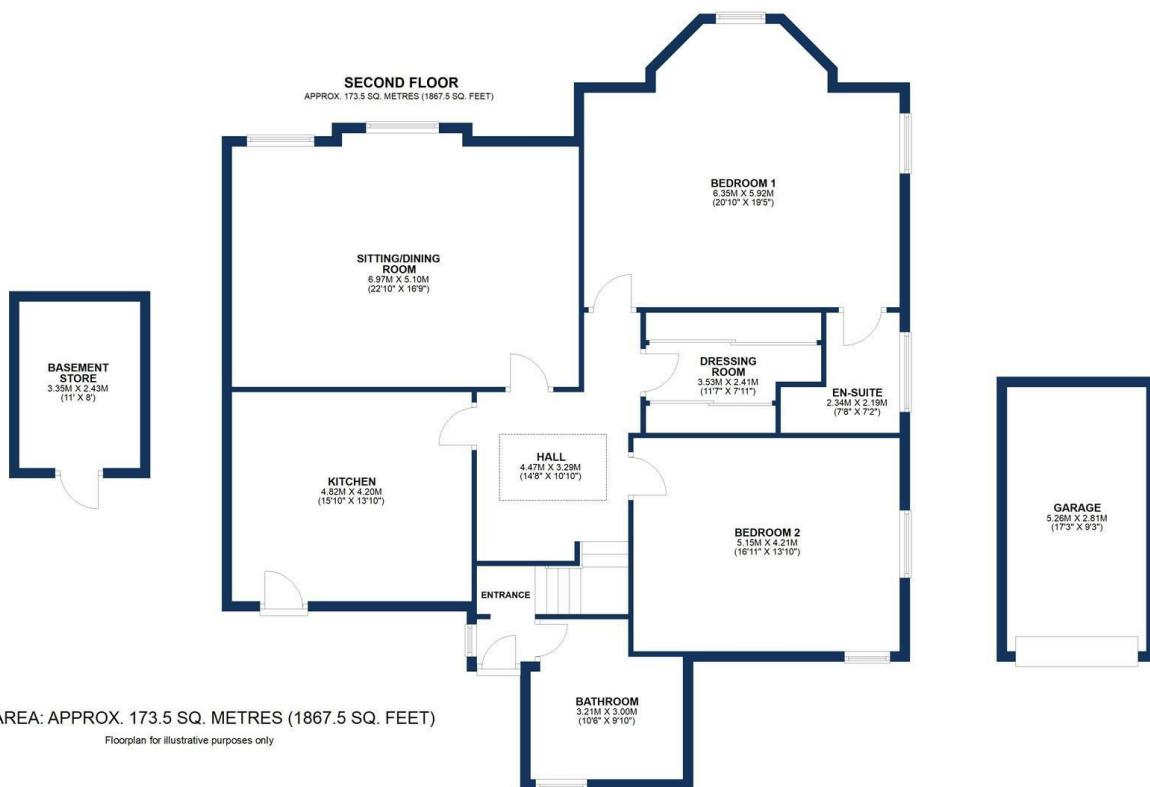
Band F.

## 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.



#### HALE BARNs

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@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