



22 THE CARRIAGES BOOTH ROAD | ALTRINCHAM

£795,000

A superbly presented town house positioned within a highly desirable location and forming part of this exclusive development. Approximate internal area 2,074 sq ft. The spacious accommodation is arranged over three floors and briefly comprises portico porch, entrance hall, garden room, double bedroom with fitted wardrobes and en suite shower room/WC, utility room, store/shower room and cloakroom/WC, open plan sitting/dining room with feature fireplace and fitted breakfast kitchen with integrated appliances, primary bedroom with dressing area and en suite bathroom/WC, two further bedrooms with fitted wardrobes and family bathroom/WC. Gas fired central heating, pressurised hot water system and double glazing. Garage and resident parking. Paved terrace and well-maintained southerly facing communal gardens.

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 larger than average proportions compared with adjacent houses and direct access to a paved terrace and southerly facing communal lawn beyond.

The accommodation is superbly presented and tastefully decorated complemented by contemporary fittings and period style features, all of which combines to create a superb home. Upon entering the feeling of space is apparent with the entrance hall forming a welcoming reception area and leading onto a garden room with French window set opening onto the external seating area. There is also an excellent double bedroom with fitted wardrobes and well appointed en suite shower room, utility room, storage/shower room and cloakroom/WC. In addition, there are further storage/cloaks cupboard on this level.

The first floor is largely laid out for open plan living but split into distinctive areas with a wide window overlooking the gardens and stone fireplace surround to the sitting area alongside a dining area which is ideal for formal entertaining. The naturally light breakfast kitchen is fitted with a comprehensive range of contemporary high gloss units and full range of integrated appliances and there is ample space for a table and chairs. Furthermore, there is direct access to the dining room.

To the upper floor is the excellent primary suite comprising double bedroom with sliding windows to the private balcony, dressing area with fitted wardrobes and modern en suite bathroom/WC complete with Jacuzzi bath. There are two further bedrooms with fitted wardrobes and a fully tiled modern family bathroom/WC.

Gas fired central heating has been installed together with a pressurised hot water system and double glazing.

The property also benefits from a garage and resident parking is also available within the development.

Approximately a ¼ mile distance 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 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 and a few hundred yards to the north is John Leigh Park with tennis courts and recreation areas.

ACCOMMODATION

GROUND FLOOR

PORTICO PORCH

Hardwood panelled door set within opaque timber framed double glazed side-screens. Intercom system.

ENTRANCE HALL

Turned spindle balustrade staircase to the first floor. Cloaks closet with hanging rail. Under-stair storage cupboard. Wood effect Karndean flooring. Cornice. Dado rail. Two radiators.

GARDEN ROOM

14'4" x 12'5" (4.37m x 3.78m)

Fitted shelving flanking both sides of the chimney breast. Timber framed double glazed French window to the paved rear terrace flanked by matching windows. Karndean wood effect flooring. Radiator.

BEDROOM FOUR

18' x 10'2" (5.49m x 3.10m)

Fitted with a three door range of beech effect/mirror fronted wardrobes containing hanging rails, shelving and drawers. Two timber framed double glazed windows to the front. Coved cornice. Two radiators.

EN SUITE SHOWER ROOM/WC

8'7" x 6'4" (2.62m x 1.93m)

White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Corner tiled enclosure with thermostatic shower. Opaque timber framed double glazed window to the front. Tiled walls and floor. Chrome heated towel rail.

UTILITY ROOM

10'3" x 5'9" (3.12m x 1.75m)

High gloss white base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and space for a tumble dryer. Tile effect flooring. Radiator.

STORE/SHOWER ROOM

10'9" x 5'1" (3.28m x 1.55m)

Tiled recess with thermostatic shower. Extractor fan. Radiator.

CLOAKROOM/WC

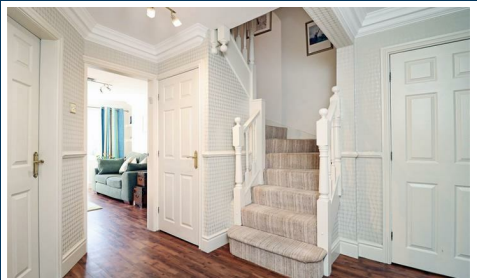
5'9" x 5'9" (1.75m x 1.75m)

White/chrome counter top vanity wash basin with mixer tap and low-level WC. Opaque timber framed window to the front. Karndean wood effect flooring. Radiator.

FIRST FLOOR

LANDING

Turned spindle balustrade staircase to the second floor. Double opening doors to:



SITTING ROOM

21'9" x 19'8" (6.63m x 5.99m)

Stone fireplace surround with living flame/coal effect gas fire set upon a stone hearth. Wide timber framed double glazed window to the rear. Recessed low-voltage lighting. Cornice. Radiator. Wide opening to:

DINING ROOM

11'11" x 10'1" (3.63m x 3.07m)

Timber framed window to the front. Recessed low-voltage lighting. Cornice. Radiator.

BREAKFAST KITCHEN

19'3" x 12'4" (5.87m x 3.76m)

Fitted with a comprehensive range of high gloss grey wall and base units beneath contrasting heat resistant work-surfaces and inset composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, microwave oven, five ring gas hob with stainless steel chimney cooker hood above, fridge/freezer and dishwasher. Storage cupboard housing the wall mounted gas central heating boiler. Three timber framed double glazed windows to the front. Karndean stone effect flooring. Recessed LED lighting. Coved cornice. Radiator.

SECOND FLOOR

LANDING

Airing cupboard with shelving and housing the pressurised hot water cylinder. Access to the boarded loft space via a retractable ladder. Turned spindle balustrade. Coved cornice. Radiator.

BEDROOM ONE

21'1" x 11'7" (6.43m x 3.53m)

Fitted bedside tables. PVCu double glazed sliding windows to the private balcony with wrought iron balustrade. Recessed low-voltage lighting. Coved cornice. Radiator.

DRESSING AREA

Fitted with a seven door range of beech effect/mirror fronted wardrobes containing hanging rails, shelving and drawers. Recessed low-voltage lighting.

EN SUITE BATHROOM/WC

10'9" x 6'2" (3.28m x 1.88m)

Fully tiled and fitted with a white/chrome suite comprising Jacuzzi bath with mixer/shower tap and screen above, vanity wash basin with mixer tap and low-level WC. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

16' x 9'7" (4.88m x 2.92m)

Fitted with beech effect wardrobes containing hanging rails, shelving and drawers. Three timber framed double glazed windows to the front. Coved cornice. Radiator.

BEDROOM THREE

12'4" x 7' (3.76m x 2.13m)

Currently used as an office with fitted wardrobes containing hanging rails and shelving. Matching twin pedestal desk with shelving above. Timber framed double glazed window to the front. Coved cornice. Radiator.

FAMILY BATHROOM/WC

8'3" x 5'6" (2.51m x 1.68m)

Fully tiled and fitted with a white/chrome suite comprising panelled bath with mixer/shower tap and screen above, semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Opaque timber framed double glazed window to the front. Recessed LED lighting. Shaver point. Chrome heated towel rail.

OUTSIDE

GARAGE

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

Up and over door. Light and power supplies.

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 250 years and the Freehold is vested in a company of which each owner is assigned an equal share. This should be verified by your Solicitor.

SERVICE CHARGE

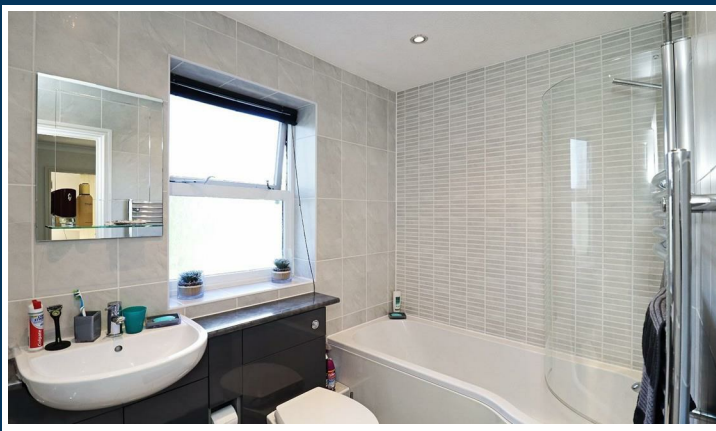
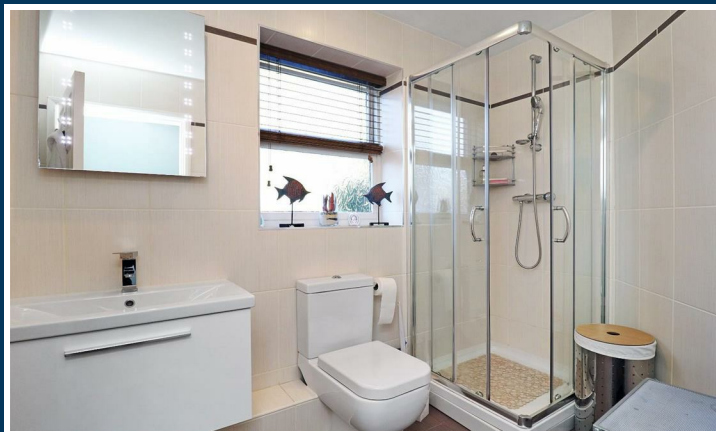
We understand the service charge is approximately £3,186.00 per annum (£265.50 per calendar month). This includes building insurance, cleaning and lighting of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band G.

NOTE

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



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TOTAL AREA: APPROX. 207.5 SQ. METRES (2233.6 SQ. FEET)

Floorplan for illustrative purposes only



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