

## I MALLORY COURT BELGRAVE ROAD | BOWDON

£945,000

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned and ideally positioned end mews property which has undergone a complete programme of modernisation and needs to be seen to be appreciated. The accommodation briefly comprises entrance hall with adjacent cloakroom/WC, impressive open plan living dining kitchen complete with central island and full range of integrated appliances and with double doors leading onto a southerly facing terrace. The lower ground floor provides two bedrooms benefitting from en-suites and there is access to a separate study and also the garage. To the first floor there are three bedrooms, the master benefitting from an en-suite shower room/WC and the accommodation is complete by the family bathroom/WC. Viewing is essential to appreciate the standard and proportions of the accommodation on offer.



POSTCODE: WA14 2NP

DESCRIPTION

Mallory Court is set well back from the tree lined carriageway and this attractive bay fronted end mews home has been fully renovated throughout. The location is ideal being within the catchment area of highly regarded primary and secondary schools, less than 1/2 mile into the shopping centre of Altrincham with its highly popular market hall and a little further into the village of Hale with its range of restaurants and bars. Excellent transport links exist via the nearby motorway network and the Metrolink tram service spans across Greater Manchester.

The accommodation as previously mentioned has been fully renovated throughout with high quality fittings. The entrance hall provides access onto a cloakroom/WC and then leads onto an impressive open plan living dining kitchen. The kitchen area is fitted with a comprehensive range of high gloss units and attractive contrasting work surfaces over and has a full range of quality integrated appliances and central island. From the open plan space double doors lead onto an attractive southerly facing terrace to enjoy the sun all day. To the first floor the master bedroom benefits from an en-suite shower room/WC and there are two further well proportioned bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with gold coloured fittings. There is further accommodation to the lower ground floor with two further bedrooms both benefitting from en-suites and the accommodation is completed by the separate study to the front and integral garage at the rear.

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

Externally the driveway provides off road parking and access to the integral garage. The property also benefits from attractive communal gardens and are laid mainly to lawn with mature shrubs and trees providing a high degree of privacy.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. Radiator. Natural wood flooring.

CLOAKROOM

With a white suite with gold fittings comprising WC and vanity wash basin. Heated towel rail. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan. Tiled floor.

OPEN PLAN LIVING/DINING KITCHEN

30'4" x 22'5" (9.25m x 6.83m)

A superb open plan space and the kitchen is fitted with a comprehensive range of high gloss wall and base units with attractive contrasting work surface over incorporating a sink unit. Integrated appliances by Bosch include double oven/grill, microwave, 5 ring induction hob, fridge freezer and dishwasher. Smeg extractor hood. Hoover dryer and Hotpoint washing machine. Central island. Natural wood flooring throughout. Ample space the living and dining suites. PVCu double glazed windows to the front and side. Two radiators. Focal point of a living flame gas fire to the living area. Stairs to upper and lower floors. French doors lead onto the southerly facing rear terrace, 22'9" x 11'9"

FIRST FLOOR

LANDING

Recessed low voltage lighting. Ceiling cornice. Radiator. Loft access hatch.

BEDROOM 1

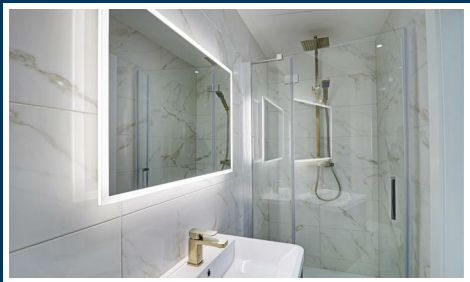
16'7" x 13'0" (5.05m x 3.96m)

PVCu double glazed window to the front. Radiator. Recessed low voltage lighting.

EN-SUITE

9'3" x 3'4" (2.82m x 1.02m)

White suite with gold fittings comprising tiled shower cubicle, vanity wash basin and WC. Heated towel rail. Tiled walls and floor. Extractor fan. Recessed low voltage lighting.



## BEDROOM 2

13'5" x 13'0" (4.09m x 3.96m)

PVCu double glazed window to the rear. Radiator. Recessed low voltage lighting.

## BEDROOM 3

11'4" x 9'1" (3.45m x 2.77m)

PVCu double glazed window to the rear. Radiator. Recessed low voltage lighting.

## BATHROOM

9'2" x 8'4" (2.79m x 2.54m)

Fitted with a white suite with gold fittings comprising bath with mains shower over, vanity wash basin and WC. Heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Extractor fan. Airing cupboard.

## LOWER GROUND FLOOR

### HALLWAY

Radiator. Recessed low voltage lighting.

## BEDROOM 4

19'9" x 18'11" (6.02m x 5.77m)

A superb L shaped room with fitted storage cupboards and two PVCu double glazed windows to the side. Radiator. Recessed low voltage lighting. Door to garage.

## EN-SUITE

8'1" x 4'0" (2.46m x 1.22m)

With a white suite with contrasting black fittings comprising tiled shower cubicle, vanity wash basin and WC. Heated towel rail. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.

## BEDROOM 5

13'1" x 9'10" (3.99m x 3.00m)

PVCu double glazed window to the front. Radiator.

## EN-SUITE

8'0" x 5'5" (2.44m x 1.65m)

With white suite with gold fittings comprising panelled bath with mixer and main shower, vanity wash basin and WC. Heated towel rail. Tiled walls. Tiled floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan.

## STUDY

8'11" x 5'11" (2.72m x 1.80m)

PVCu double glazed window to the front. Radiator. Wall mounted combination gas central heating boiler.

## GARAGE

22'3" x 11'9" (6.78m x 3.58m)

With remote roller shutter door. Light and power.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Band F.

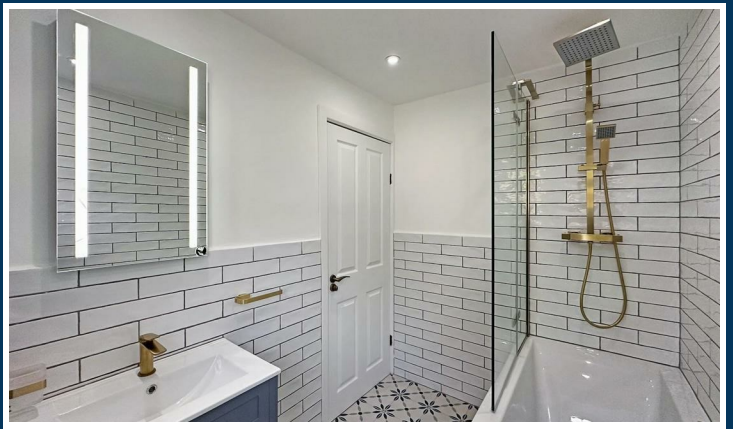
## TENURE:

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/01/1970 and subject to a Ground Rent of £25 per annum. This should be verified by your Solicitor.

## NOTE:

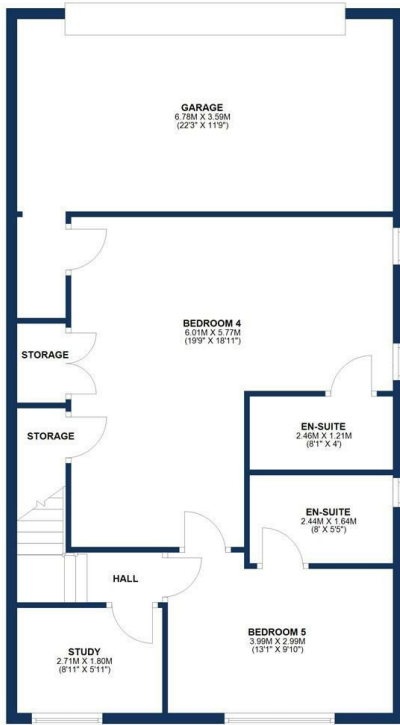
The communal garden fund is currently £500 per year. The garden fund is separate to the ground rent and assures collective responsibility under the lease to maintain the common grounds.

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

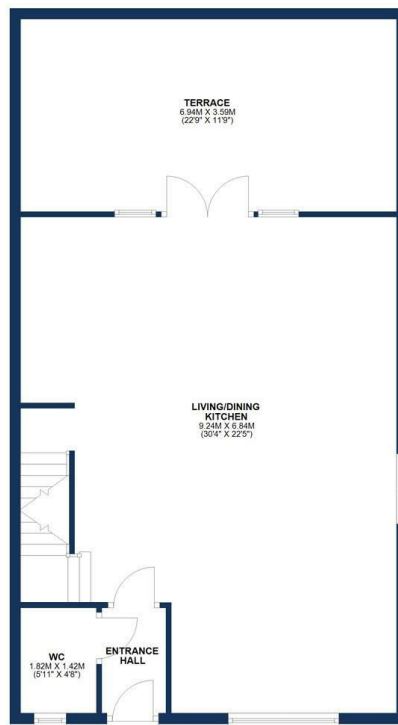


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**LOWER GROUND FLOOR**  
APPROX. 90.7 SQ. METRES (976.3 SQ. FEET)

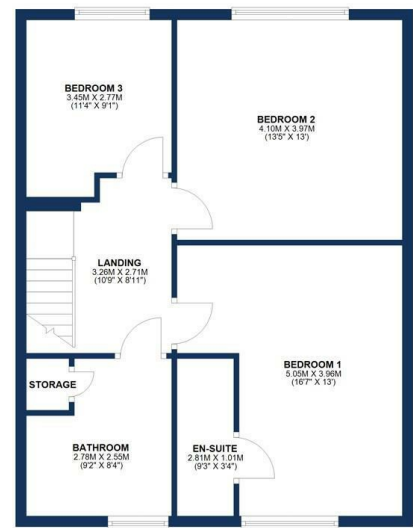


**GROUND FLOOR**  
APPROX. 90.7 SQ. METRES (976.3 SQ. FEET)



**TOTAL AREA: APPROX. 246.0 SQ. METRES (2647.7 SQ. FEET)**  
Floorplan for illustrative purposes only

**FIRST FLOOR**  
APPROX. 64.6 SQ. METRES (695.0 SQ. FEET)



**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