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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

2 The Mews, 28 Bentinck Road

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£625,000

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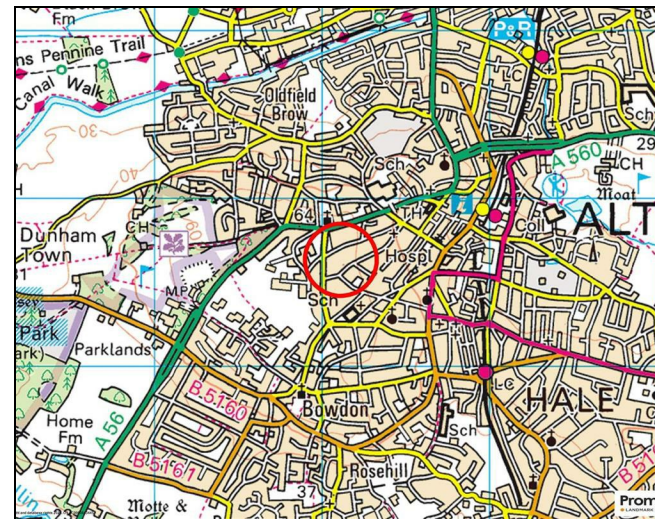
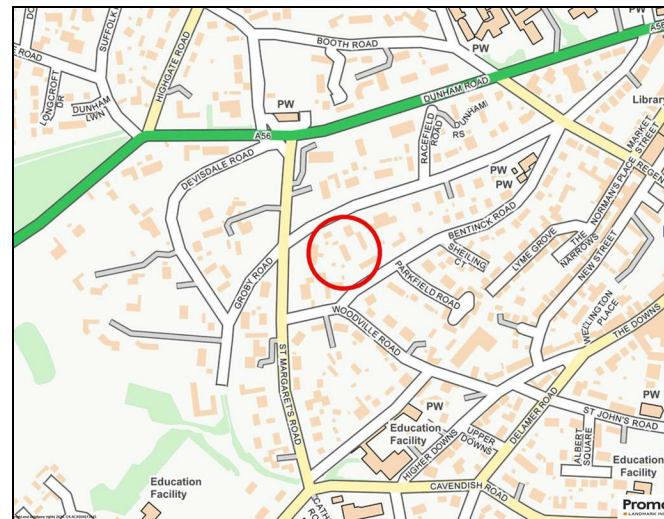
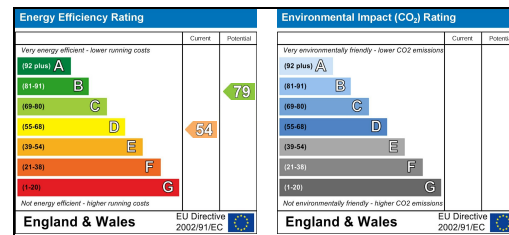


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

A TRULY UNIQUE FOUR BEDROOM PROPERTY WHICH HAS BEEN MODERNISED THROUGHOUT IN A FABULOUS LOCATION AND WITH A WONDERFUL GARDEN. 1597SQFT

Private Entrance. Living/Dining Room. Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Good Garden. Parking. Garage.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A truly unique opportunity to purchase a Four Bedroom Duplex property offering excellent accommodation throughout situated in a much sought after, well set back location on Bentinck road.

Forming part of an attractive stone built coach house conversion, desirably located within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink. In addition, is within catchment for excellent local schools including Altrincham Boys' and Girls' Grammer schools.

The property is most accurately described as a First and Second Floor Apartment but only shares access with one neighbouring property on the Ground Floor and benefits from its own Private First Floor Entrance as opposed to a communal entrance and most significantly enjoys its own good sized Garden, in addition to a Garage and Parking.

As such, the property is more like a 'house within a house' and is suitable for a professional couple, young family or someone looking to downsize from a larger family home, whilst enjoying plenty of storage, a stunning Garden and Garage.

The accommodation is arranged over Two Floors extends to approximately 1400 square feet, plus the Garage and provides a spacious Living/Dining Room, in addition to a well appointed Kitchen with integrated, high specification Smeg oven, hob and combination microwave oven.

There are up to Four Double Bedrooms, one currently utilised as a Home Office/Sung, served by Two well appointed Bath/Shower Rooms.

The Second Floor rooms are located under the eaves of the property with attractive sloping ceilings and extensive under eaves storage. The upstairs Landing is an open space which could be used for an additional office space.

Externally, the sweeping shared Driveway approaching the property leads to a Reserved Parking Space, which is set within an area that is currently used as a decked sitting area which is adjacent to the Single Garage.

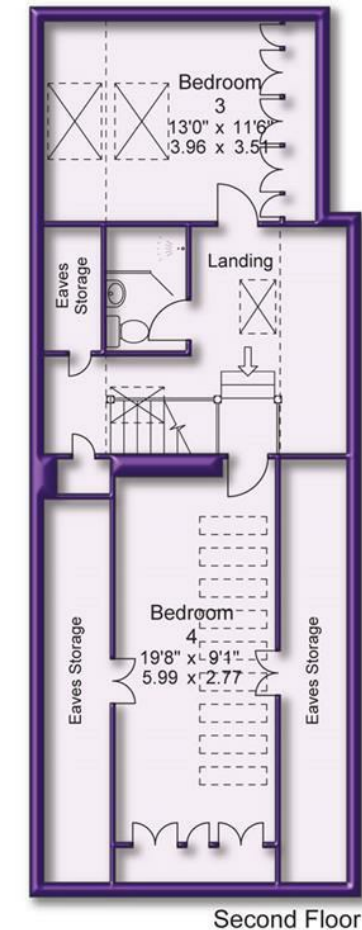
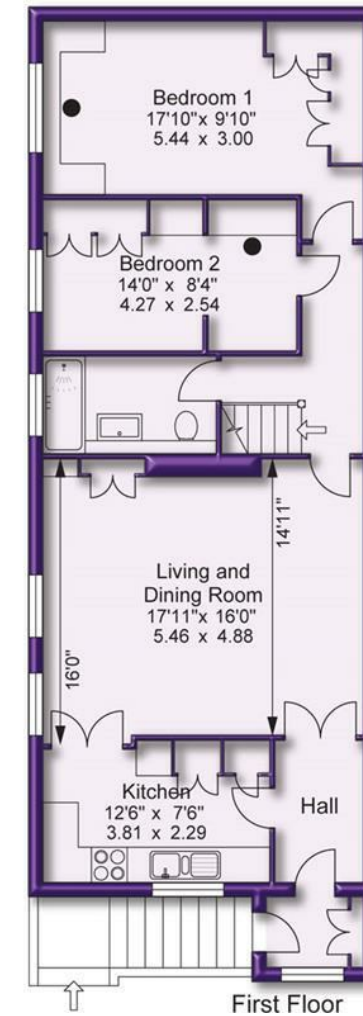
The Gardens are a really attractive feature, well maintained with a deep area of lawn enclosed with mature trees and is large enough to incorporate a children's play area.

Overall, this is a rather quirky property in a fantastic location, that will definitely attract curiosity and interest.

- Freehold
- Council Tax Band E



Approx Gross Floor Area = 1856 Sq. Feet
(inc. Garage and Eaves Storage) = 172.4 Sq. Metres
Approx Gross Floor Area = 1462 Sq. Feet
(exc. Garage and Eaves Storage) = 135.8 Sq. Metres



Second Floor

First Floor