



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,750,000
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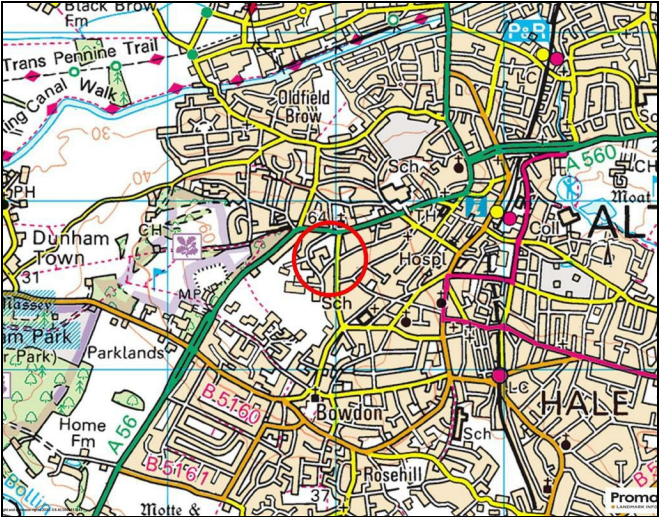
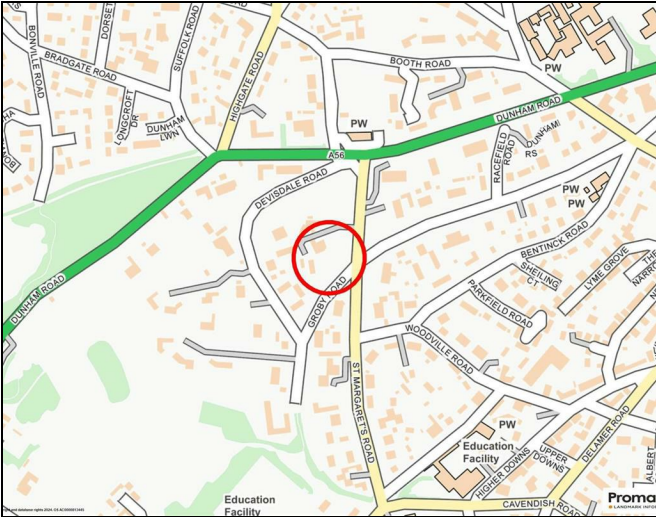
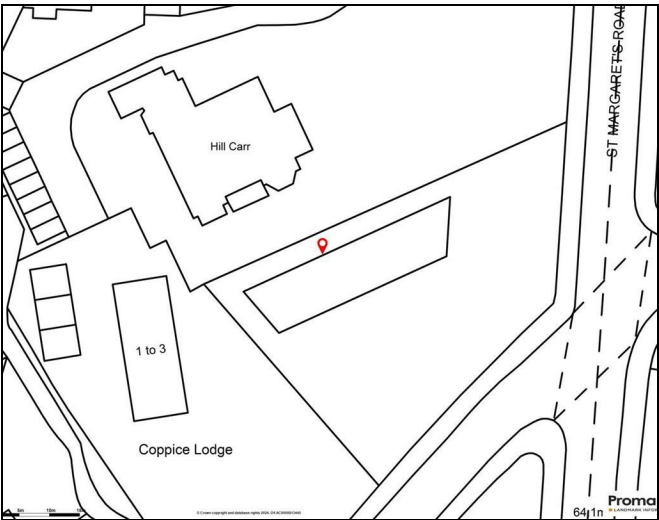
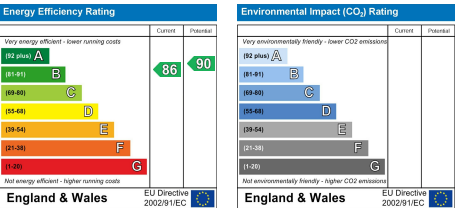


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energy efficiency

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



overview

A STUNNING, BESPOKE BUILT DETACHED PROPERTY ON A 0.44 ACRE PLOT, SET WITHIN THE HEART OF THE DEVISDALE CONSERVATION AREA CLOSE TO ALTRINCHAM TOWN CENTRE AND HALE VILLAGE. 3719SQFT

Hall. Cloaks. WC. Fantastic 750sqft Open Plan Living Room and Dining Kitchen. Sitting Room. Home Office/Bedroom Four, Pantry. Utility. Three Double Bedrooms. Three Bath/Shower Rooms. Gated Driveway. Gardens. No Chain!



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 remarkable bespoke built Detached property on a 0.44 acre plot and built on one level with the low rise style designed to blend in discreetly with the property's immediate surrounding.

Set within the heart of The Devisdale Conservation Area within walking distance of Altrincham Town Centre, its facilities, the Metrolink, the popular Market Quarter and the open space of The Devisdale itself.

This property is most accurately described as a Detached Bungalow, but is more than big enough to be a family home and is almost certainly an alternative to an Apartment and is likely to appeal to the same profile buyer.

The property has been appointed to the highest possible specification, with exceptional internal fixtures and fittings and kitchen and bathroom designs.

The unique nature of the design of the property enables all rooms to have folding doors opening directly onto an open Sun Terrace running across the full width of the property and therefore enjoying aspects of the lovely, secluded gardens beyond.

The accommodation extends to approximately 3700 square feet, including the Sun Terrace and is cleverly designed yet entirely practical at the same time, with accommodation arranged around a central Hall Area with custom built cloaks cupboard, cabinetry and a Ground Floor WC off.

The heart of the property is the 750 square foot Open Plan Living Room and Dining Kitchen, in addition to a further cosy Sitting Room, and a useful Home Study that could also be utilised as a Fourth Bedroom.

The Kitchen Area is fitted with an extensive range of Simatic custom built units arranged around a central island unit incorporating a breakfast bar, with integrated appliances to include double ovens, induction hob with extractor over, larger fridge and freezer units, wine fridge and dishwasher.

The Kitchen Area is flanked by a large walk in Pantry and a fitted Utility Room.

The Bedroom Wing is accessed via corridor to the opposite side of the property where there are Three Double Bedroom Suites all with garden access and custom built furniture, served by Three stunning En Suite Bath or Shower Rooms.

The Principal Bedroom Suite extends to over 500 square feet with Bedroom Area, fitted Dressing Area and stunning full En Suite Bathroom with freestanding tub bath, in addition to a separate walk in wet room style shower area.

The property is approached through a remote control Gated Entrance to a block paved Driveway that sweeps across the front of the property providing extensive off street Parking and within this area there is a useful, enclosed bin and bike store.

The Gardens to the property are deceptive, with wide terrace and patio areas accessed from every room in the property, returning across the whole of the front and side. Beyond, the Garden areas are laid to lawn with mature stocked borders and screened from the by way of mature trees, providing a delightful aspect from all rooms.

This really is a remarkable and unique property in a fantastic location, suitable for downsizer, professional couple or a family looking for something just that little bit different and special, offered for sale with No Chain.

AGENTS NOTE:

The property is being sold with a New Build Protech 10 year Building Guarantee.

Each window has the benefit of pre-installed wiring to provide both electric curtains and sheers.

The property benefits from programmable mood lighting and full control of CCTV alarm and gates from a remote source.

- Freehold
- Council Tax Band H

