



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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6 Courtney Place

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£1,500,000

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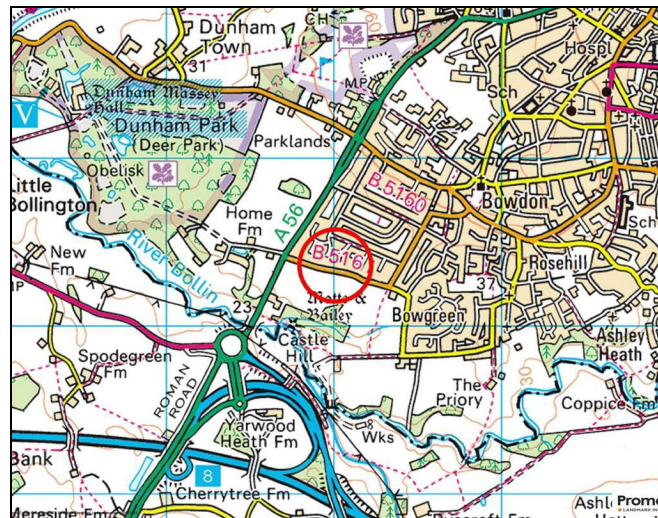
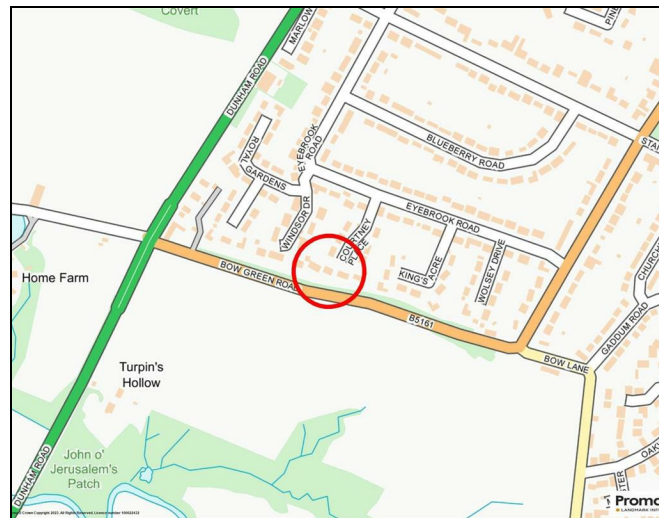
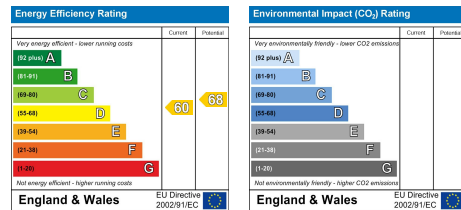


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energy efficiency

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



overview

A SUPERB, UPDATED AND IMPROVED MODERN DETACHED FAMILY HOME STANDING ON MATURE 0.28 ACRE PLOT ON THIS HIGHLY POPULAR DEVELOPMENT IDEALLY LOCATED FOR THE BOLLIN AND BOWDON CHURCH SCHOOLS AND THE GRAMMAR SCHOOLS. 3238SQFT.

Porch. Hall. Cloaks/WC. Lounge. Study/Den. Family Room. Breakfast Kitchen. Utility. Five Double Bedrooms. Three Baths/Showers. Driveway. Double Garage. Lovely Gardens. No Chain!



in detail

A beautifully appointed, substantially updated, extended and improved modern Detached family home built by Bryant Homes on this enormously popular development, positioned towards the head of this peaceful cul-de-sac, within easy reach of Altrincham Town Centre, its facilities, the popular Market Quarter, the Metrolink and excellent local schools.

In addition, there is easy access to the M56/M6 motorway networks serving the region and providing access to Manchester and Manchester Airport.

The property stands on a wonderful, mature Garden plot extending to 0.28 of an acre with excellent all year round screening and provides family accommodation arranged over Two Floors extending to 3238 square feet.

The accommodation is superbly appointed throughout with high specification kitchen and bathroom fittings and provides Three Reception Rooms to the Ground Floor in addition to a Home Study and the Breakfast Kitchen. To the First Floor are Five Double Bedrooms, all with custom built furniture served by Three stylishly appointed Bath/Shower Rooms, Two being En Suite.

Externally, a Gated Driveway provides ample off street Parking leading to the Attached Double Garage. The Garden to the rear is of a fantastic size incorporating patio, lawn and Kitchen Garden.

A first class example of a popular style of home in a great location.

Comprising:

Entrance Porch. Hall. Cloaks cupboard. Ground Floor WC.

Lounge with front and rear aspect with French door to the garden and an inglenook housing a fireplace feature. Double doors lead through to the Dining Room with bay window overlooking the garden.

Study/Den with windows to the front.

Family Room with fireplace feature and French doors giving access to and enjoying aspects of the gardens and is Open Plan in design to the:

Breakfast Kitchen, also overlooking the gardens and fitted with a range of laminate finish units with Quartz worktops over arranged around a central island unit incorporating a breakfast bar. Integrated double ovens, hob, extractor fan, dishwasher. Recycling cupboard. Space for additional appliances.

Utility Room with outside access, matching built in units and housing a freestanding American style fridge freezer which maybe available to the incoming purchaser subject to negotiation.

First Floor Landing with airing cupboard and doors to the Bedrooms, all with extensive custom built furniture by Blubell.

Principal Bedroom One with bay window enjoying a garden aspect and served by the spacious En Suite full Bathroom with double ended bath and open wet room style shower area.

Bedroom Two overlooking the front and access to an enclosed Balcony and served by an En Suite Shower Room.

Bedroom Three overlooking the rear.

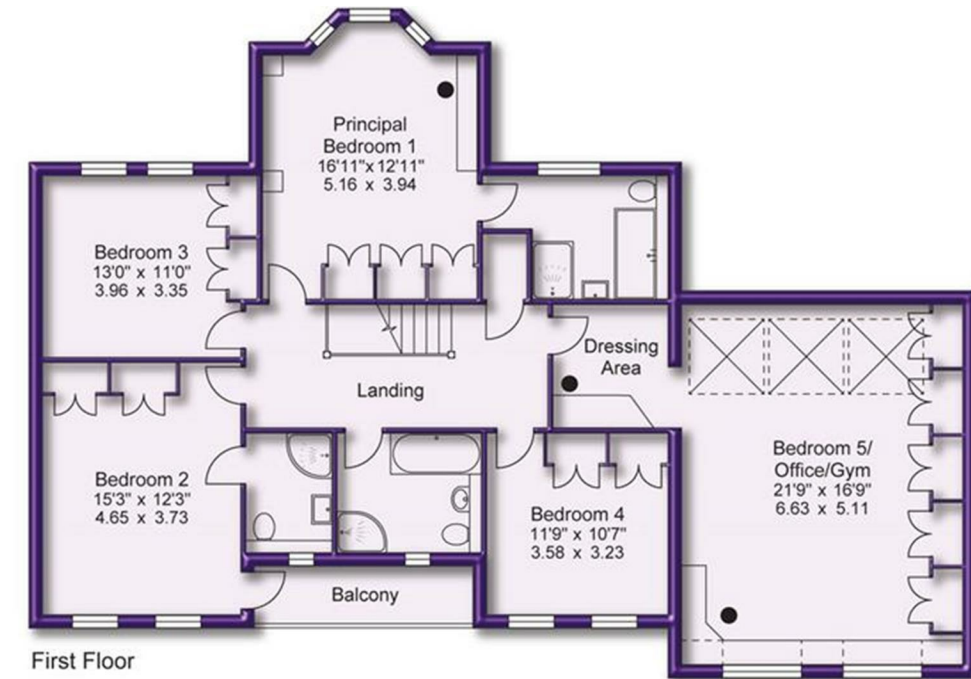
Bedroom Four overlooking the front.

Bedroom Five is accessed through a useful Dressing Area and is a fantastic 300 square foot space with vaulted ceiling, dormer and skylight windows. A multifunctional room to be used as ether a Bedroom, Home Office of Gym.

The Bedrooms are further served by the Family Bathroom with double ended bath and separate shower.

A fantastic family home ready to move into and offered for sale with no chain

- Freehold
- Council Tax Band G



Approx Gross Floor Area = 3238 Sq. Feet
= 300.8 Sq. Metres

