

The Ice Works, Devonshire Road, Altrincham, WA14 4EZ



A TWO BEDROOM/TWO BATHROOM apartment which is in excellent condition with a recently fitted new electric boiler. This modern apartment is in a sought after location close to the town of Altrincham with it's abundance of shops, restaurants and famous market. With access to the metro system/trains and within easy access to the nearby motorway network. The property comprises;- Open plan living room/dining room with a fully fitted modern kitchen with all appliances. A master bedroom which is extremely spacious and has fitted wardrobes and en suite shower room, and a second good sized bedroom. There is also a main bathroom with a bath, wc and hand basin. Storage rooms in the open hallway one holding the new boiler and allocated private parking for residents. EPC GRADE D. A GREAT FIRST TIME BUYERS/INVESTORS PROPERTY.

Asking Price £220,000

ENTRANCE HALLWAY

15'2" x 10'6"

The property is located on the third floor to the right and on entering you go into a spacious hallway with two storage cupboards holding the recently new electric boiler. The flooring is laminate with spotlights to the ceiling and a wall mounted radiator. There is also access to the loft from the hallway.



LOUNGE

22'1" (6m 73cm) X 12'9" (3m 88cm)

Along the hallway and into the living area with space for dining is an open plan space which is light and airy and opens into the fully fitted kitchen with integrated electric cooker/hob/fridge/freezer and dishwasher. There is also plumbing for a washing machine integrated into the units. The flooring is tiled and there are spotlights to the ceiling. The living area has a feature fireplace and two upvc double glazed windows. Power points, tv aerial and wifi connections are also in this room.



MASTER BEDROOM

15'4" (4m 67cm) X 14'4" (4m 36cm)

A very good sized master which is carpeted and has dual aspect upvc double glazed windows bringing in lots of light. Fully fitted wardrobe and a useful en-suite shower room with tiled walls and flooring, shaving point, heated towel rail, wc and hand basin.



BEDROOM 2

9'2" (2m 79cm) X 6'8" (2m 3cm)

A large single bedroom with a fitted wardrobe, carpeted flooring, upvc double glazed window, wall mounted radiator and centre light fitting.



BATHROOM

7'7" (2m 31cm) 5'7" (1m 70cm)

A spacious bathroom with a bath, hand basin, and wc. Tiled flooring and splashback and wall mounted heated radiator. Shaving socket and Extractor fan to the ceiling with spotlights.

CAR PARKING

To the rear of the property is allocated parking marked for residents.

DISCLAIMER 1

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.



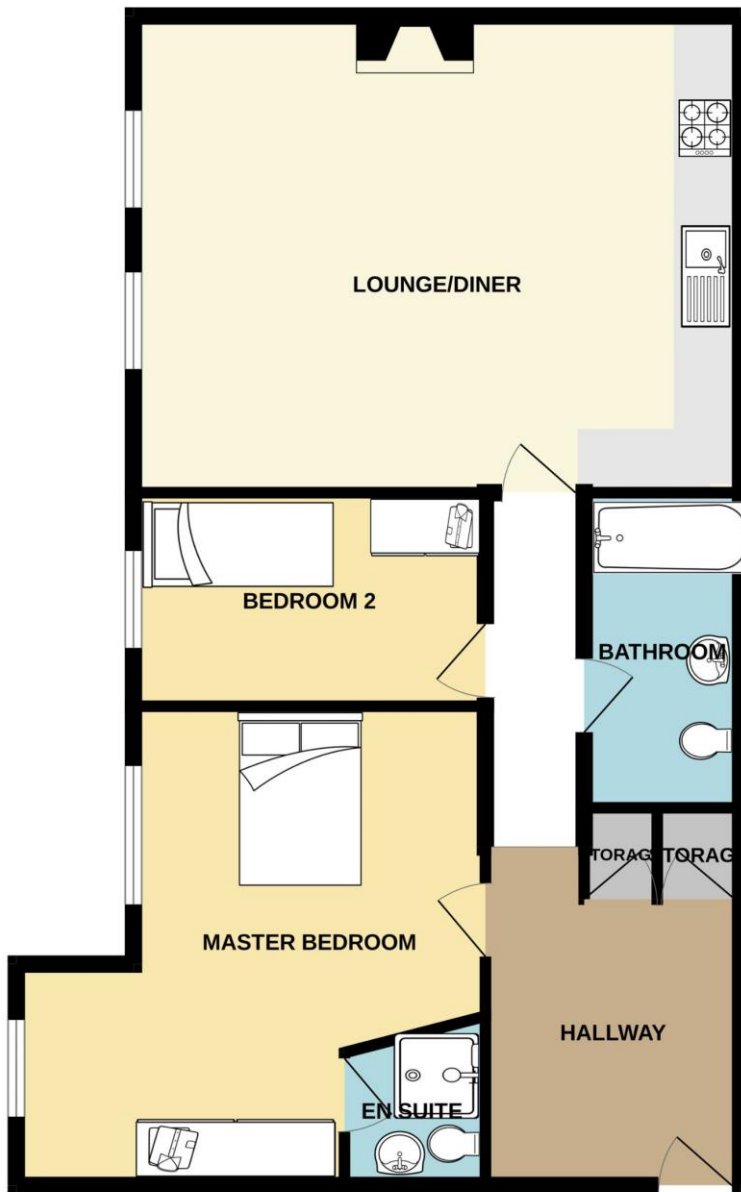
DISCLAIMER 2

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy

themselves on these points prior to exchange of contracts.



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024