



# 10 New Street

, Altrincham, WA14 2QS

£300,000



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## Summary

**\*\*Exquisite Two-Bedroom Ground Floor Apartment with Private Garden in Altrincham\*\***

Welcome to this truly exceptional 2-bedroom apartment, flawlessly designed to offer luxurious living in the heart of the charming town of Altrincham. Tucked away in a peaceful street, yet just moments away from the bustling centre, this property presents an unmatched opportunity for those seeking an unparalleled lifestyle.

As you step inside, you'll immediately be greeted by an inviting open plan living and dining room. Showcasing a contemporary ambience, this space is perfect for both relaxation and entertaining guests. The highlight of this area is undoubtedly the striking island, adorned with a beautiful Quartz table top and featuring an integrated wine cooler. Prepare scrumptious meals while enjoying conversations with your loved ones. The luxury kitchen is a culinary enthusiast's dream, equipped with high-quality appliances including a Quooker tap, integrated fridge freezer, dishwasher, microwave, and oven, accompanied by sleek Quartz worktops.

Designed with professionals in mind, this stunning home has been meticulously decorated to meet the highest standards of sophistication. Boasting two spacious double bedrooms, each thoughtfully equipped with fitted wardrobes, you will have ample room for all your belongings. Furthermore, both bedrooms open up to a tranquil private garden through charming patio doors, allowing for delightful indoor-outdoor living.

With smart connectivity at your fingertips, you can control various aspects of your living space with a simple touch. Stay comfortable year-round with the smart electric heating system, ensuring your home is always the perfect temperature, no matter the season. Throughout, the property has been thoughtfully and neutrally decorated, providing a canvas for you to make it your own.

The living room exudes elegance with its window shutters and a bespoke shelf that adds a touch of character to the entire property. Whether you're unwinding after a long day or enjoying intimate gatherings with friends and family, this space is a seamless blend of comfort and style.

Location-wise, this apartment couldn't be better situated. Nestled between the thriving Manchester city centre and the picturesque Cheshire countryside, you'll find yourself spoilt for choice when it comes to exploring. Additionally, the convenience of the nearby Metro/Train line, a mere five minutes' walk away, enables effortless connectivity to various destinations. Enjoy the best of both worlds - the energy of a cosmopolitan city and the tranquility of the countryside - all within easy

reach. The property also benefits from its central location, placing you just seconds away from the vibrant heart of Altrincham.

Boasting an excellent and high-end finish, this remarkable ground floor apartment presents an incredible opportunity for those aspiring to elevate their everyday living. Don't miss out on the chance to view this property today and seize the lifestyle you've always dreamed of.

## Altrincham

Enjoy the serene surroundings while having superb access to various sporting clubs, such as cricket, hockey, squash, and of course football. For the golf enthusiasts, there are prestigious golf courses nearby, inviting you to perfect your swing. Delight in the charm of the Cheshire countryside, just a doorstep away, where the enchanting Bollin Valley waits to be explored.

Immerse yourself in the rich culture and history of this area with a visit to the National Trust's magnificent Dunham Massey Hall and park. Uncover the wonders of nature or embark on outdoor adventures amidst the beautiful landscapes. Families will appreciate the proximity to renowned educational institutions, such as Altrincham Grammar, Loreto, and St Ambrose, which are among the finest in the Manchester Area. The area also boasts excellent transport links into Manchester City Centre.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## Shared Ownership Available

75% or a higher percentage is available with this property. The advertised price is for 100%. This is subject to meeting the criteria which can be discussed directly with New Adventure Homes.

## Ground Floor Apartment

### Entrance Hallway

As you open the private entrance, you'll be greeted by a hallway adorned with beautiful wooden floors and meticulous decor, setting the tone for the rest of this exquisite home.

### Open Plan Living / Dining

18'11" x 10'9" (5.78 x 3.28)

Open plan living and dining room. The seamless flow and abundance of natural light create a bright and airy atmosphere, perfect for both

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relaxation and entertaining guests. The elegant wooden floors exude warmth and character, enhancing the property's charm.

Boasting made-to-measure bespoke shelving, offering ample space to elegantly display your cherished possessions. The elegant window shutters not only add a touch of sophistication but also provide privacy and control over the natural light streaming through. A wonderful island with Quartz table top to match the wonderful kitchen allows for entertaining family and friends, with a delightful wine cooler!

### Kitchen

9'0" x 5'10" (2.76 x 1.80)

Meticulously designed kitchen boasting top-of-the-line features such as an integrated Quooker tap, fridge/freezer, oven & hob and integrated microwave. This culinary haven is every cooking enthusiast's dream. The kitchen also showcases an abundance of sleek white wall and base units, complemented by exquisite Quartz worktops. The stylish splash back, elegantly matching the worktop, adds an exquisite touch of refinement.

### Bedroom One

12'4" x 8'7" (3.76 x 2.62)

Generously proportioned double bedroom, complete with beautiful, floor-to-ceiling fitted wardrobes. Picture-perfect patio doors beckon you to embrace the serenity of your private garden, providing a tranquil oasis for relaxation or entertaining loved ones.

### Bedroom Two

10'4" x 8'7" (3.15 x 2.62)

Double Bedroom with built in wardrobes, patio doors leading to private garden.

### Family Bathroom

7'8" x 6'0" (2.35 x 1.83)

Majestic family bathroom, adorned with sleek tiling from floor to ceiling, creating a timeless elegance. A modern wall hung toilet effortlessly complements the square sink, both enhanced with striking black taps,

exuding a sense of contemporary refinement. Indulge in the luxurious bath, complete with a matching shower arrangement perfectly situated above. To add an extra touch of sophistication and convenience, a black towel radiator completes this wonderful bathroom.

### Utility

4'4" x 2'9" (1.33 x 0.84)

Utility room perfect for those laundry duties.

### Externally

#### Garden

This property boasts a private garden featuring a charming patio area, perfectly blending tranquility and outdoor living within an apartment setting. This hidden gem also offers a well-maintained lawn and a raised flower bed, providing a picturesque retreat for nature enthusiasts to enjoy.

#### Tenure

Leasehold, to be confirmed by the Vendor's solicitor.

#### Energy Performance Certificate

Current Rating C.

#### Possession

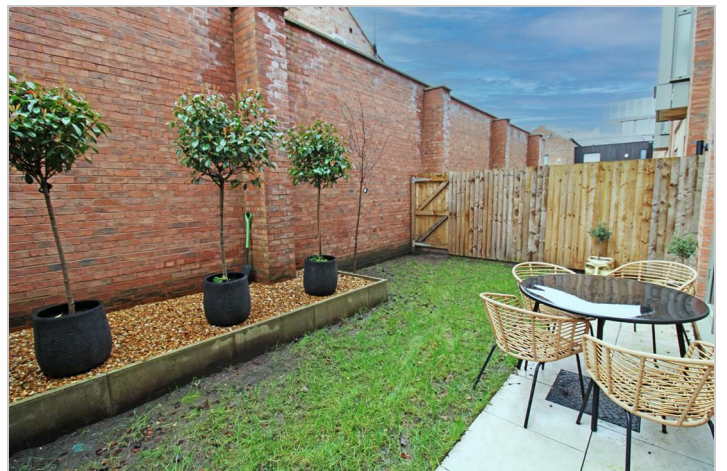
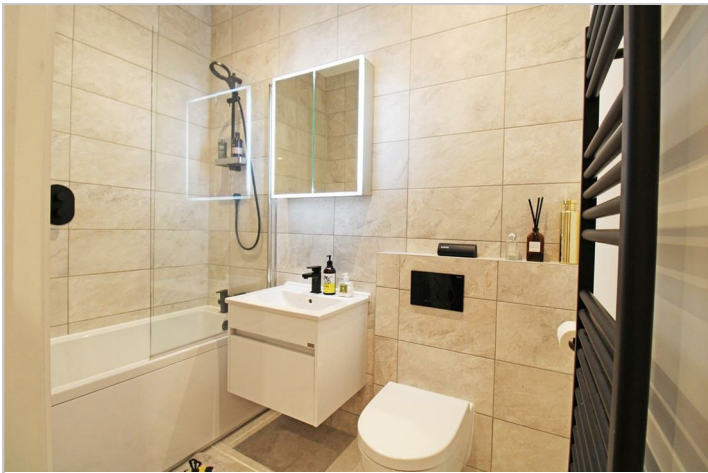
Vacant possession upon completion.

#### Viewing

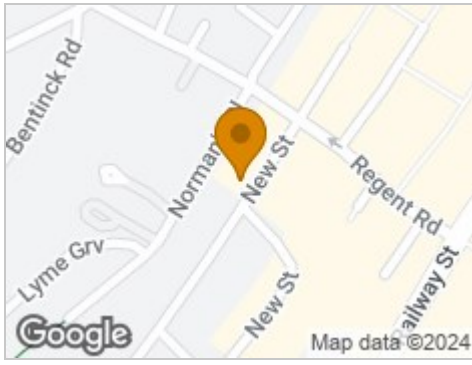
Viewings are by appointment only and can be arranged by calling New Adventure Homes.

#### Property to Sell or Let?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724!



## Road Map



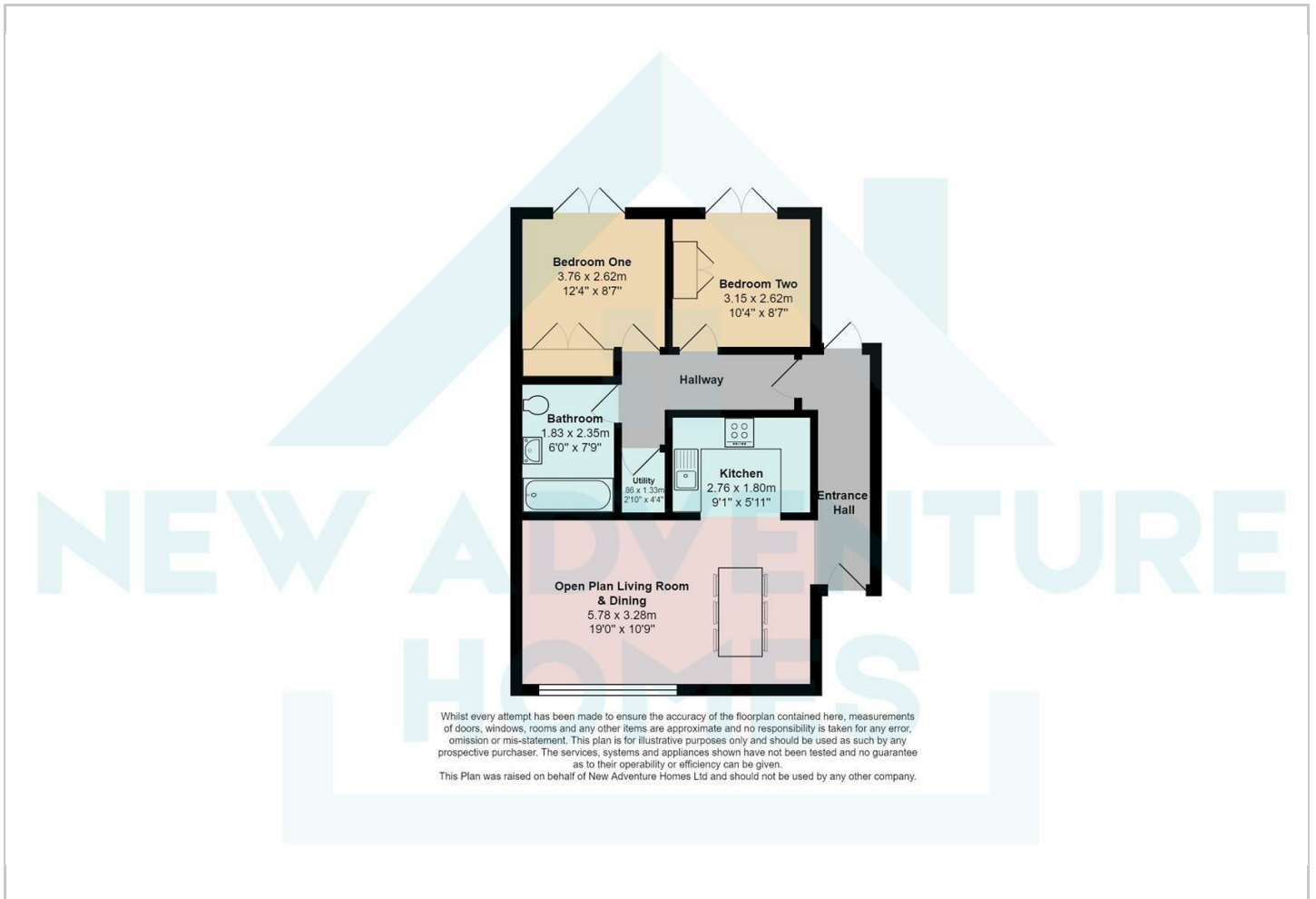
## Hybrid Map



## Terrain Map



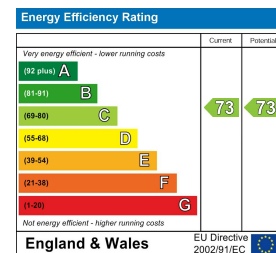
## Floor Plan



## Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.