IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









75 BROWN STREET | ALTRINCHAM

OFFERS OVER £700,000

** WITH NO ONWARD CHAIN ** A superbly presented and vastly improved architecturally designed townhouse constructed circa 2022 with recently installed smart home systems and contemporary fittings throughout. The spacious accommodation briefly comprises entrance hall, utility room, stunning open plan living/dining kitchen with integrated appliances, primary bedroom with en suite shower/WC, two further double bedrooms and family bathroom/WC. Gas fired central heating, air conditioning, pressurised hot water system and double glazing. Integral garage with EV charging point, off road parking and landscaped rear gardens. Ideal location adjacent to both the village of Hale and town centre of Altrincham. Designated parking space.

POSTCODE: WA14 2ET

DESCRIPTION

This contemporary development of ten townhouses was designed by award-winning architects P3 and combines modern construction with beautiful interior design to deliver a high specification family home. Importantly the current owners have placed emphasis on application based intelligent systems and installed lighting by Philips Hue, smart heating by Tado and remotely operated blinds by Luxaflex. Furthermore, there is a video entry system with access panels situated on each level.

This family house is generously proportioned throughout and includes large areas of double glazing to create a naturally light interior with the benefit of gas fired central heating, a pressurised hot water system and the added advantage of air-conditioning.

Upon entering the entrance hall provides access to both a utility room and integral garage and the staircase leads up to two double bedrooms and a luxurious family bathroom/WC. Both bedrooms feature recently installed fitted wardrobes and there is a connection to the private decked courtyard.

The stunning open plan living space is positioned on the second floor and approached beyond a landing with French window opening onto the exceptional rear gardens. Full height glazing adjacent to the dining area provides delightful views across the landscaped grounds and the impressive kitchen is fitted with a comprehensive range of modern units and NEFF integrated appliances complemented by quartz work-surfaces and a matching centre island with breakfast bar. The spacious living area has ample space for a substantial corner sofa and provision for a 100" wall mounted flatscreen television.

At third floor level the primary suite has been thoughtfully designed with stylish fitted furniture and a private terrace with far reaching tree lined views. The superbly appointed sanitary ware includes a tiled shower enclosure, vanity wash basin and separate WC.

Externally the gardens are certainly a feature and incorporate two decked seating areas which are ideal for entertaining during the summer months alongside an expense of artificial lawn. The integral garage has provision for EV charging and a remotely operated door. In addition there is an allocated space within the development's car park at the rear.

The location is ideal being just a few hundred yards from the village of Hale with its range of individual shops, restaurants and wine bars and railway station. A little further to the north is the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options and the Metrolink provides a commuter service into Manchester.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
8'8" x 6'9" (2.64m x 2.06m)

Front door with remote opening facility and matching opaque double glazed side-screen. Staircase to the first floor and access to the integral garage. Wood effect luxury vinyl flooring. Recessed LED lighting. Vertical radiator.

UTILITY ROOM
7' x 6'9" (2.13m x 2.06m)

Space for an automatic washing machine and tumble dryer. Pressurised hot water system. Recessed LED lighting.

FIRST FLOOR

LANDING

Spindle balustrade staircase to the second floor. Storage cupboard with power supply and housing the wall mounted gas central heating boiler. Double glazed window to the front. Vertical radiator.

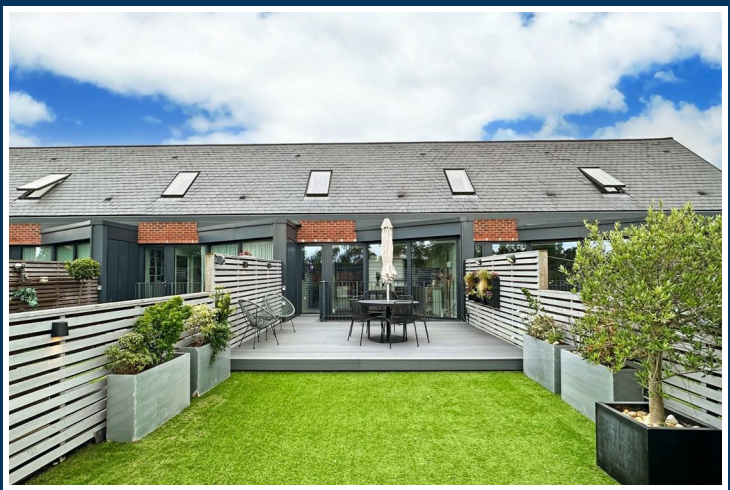
BEDROOM TWO
16'1" x 10' (4.90m x 3.05m)

Fitted wardrobes containing drawers and shelving. Recess for a double bed with cupboards above. Matching dressing table/desk. Provision for a wall mounted flatscreen television. Double glazed French windows to the private decked courtyard. Opaque double glazed roof-light. Remotely operated blinds. Recessed LED lighting. Vertical radiator. Air-conditioning unit.

BEDROOM THREE
10'6" x 10" (3.20m x 3.05m)

Fitted wardrobes containing hanging rails, shelving and drawers. Provision for a wall mounted flatscreen television. Double glazed window to the front. Remotely operated blinds. Recessed LED lighting. Vertical radiator. Air-conditioning unit.











BATHROOM/WC
6'6" x 5'8" (1.98m x 1.73m)
Fitted with a white/matt black suite comprising panelled bath with mixer tap plus thermostatic rain shower/handheld attachment and screen above, wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Illuminated/de-misting mirror fronted cabinet with integrated shaver point and bluetooth speaker. Partially tiled walls. Tiled floor. Recessed LED lighting. Extractor fan. Heated towel rail. Electric underfloor heating.

SECOND FLOOR

LANDING
French window to the landscaped rear gardens. Recessed LED lighting. Pocket door to:

LIVING/DINING KITCHEN
31'1" x 13'1" (9.47m x 3.99m)
Fitted with a range of matching matt finished wall and base units beneath quartz work-surfaces/up-stands and matching centre island with under-mount 1½ bowl stainless steel sink/mixer tap and seating to accommodate four. Integrated appliances include an NEFF electric fan oven/grill, NEFF combination microwave/oven/grill, NEFF four ring induction hob with quartz splash-back and cooker hood above, fridge/freezer and dishwasher. Ample space for a dining suite with full length/height double glazing overlooking the landscaped rear gardens. Living area with space for substantial corner sofa and provision for a 100" flatscreen television. Double glazed window to the rear. Remotely operated blinds to the front and rear glazing. Wood effect luxury vinyl flooring. Recessed LED lighting. Vertical radiator. Air-conditioning unit.

HALL
Double glazed window to the front with remotely operated blind.

THIRD FLOOR

BEDROOM ONE
17'1" x 12'8" (5.21m x 3.86m)
Fitted with a comprehensive range of furniture including wardrobes, drawers and dressing table. Provision for a wall mounted flatscreen television. Double glazed French window to the decked balcony. Full height opaque double glazed window to the front. Double glazed velux window. Radiator. Air-conditioning unit.

EN SUITE FACILITIES
White/matt black wall mounted vanity wash basin and tiled enclosure with thermostatic rain shower plus handheld attachment. Tiled floor. Recessed LED lighting. Separate WC with tiled floor and low-level WC.

OUTSIDE
Designated parking space.

INTEGRAL GARAGE
17'2" x 8'11" (5.23m x 2.72m)
Remotely operated door. EV charging point. Light and power supplies. Two wall mounted ceramic radiators.

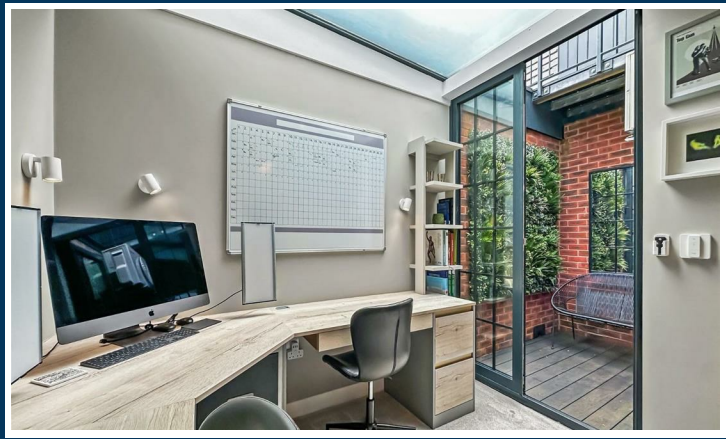
SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX
Band F.

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

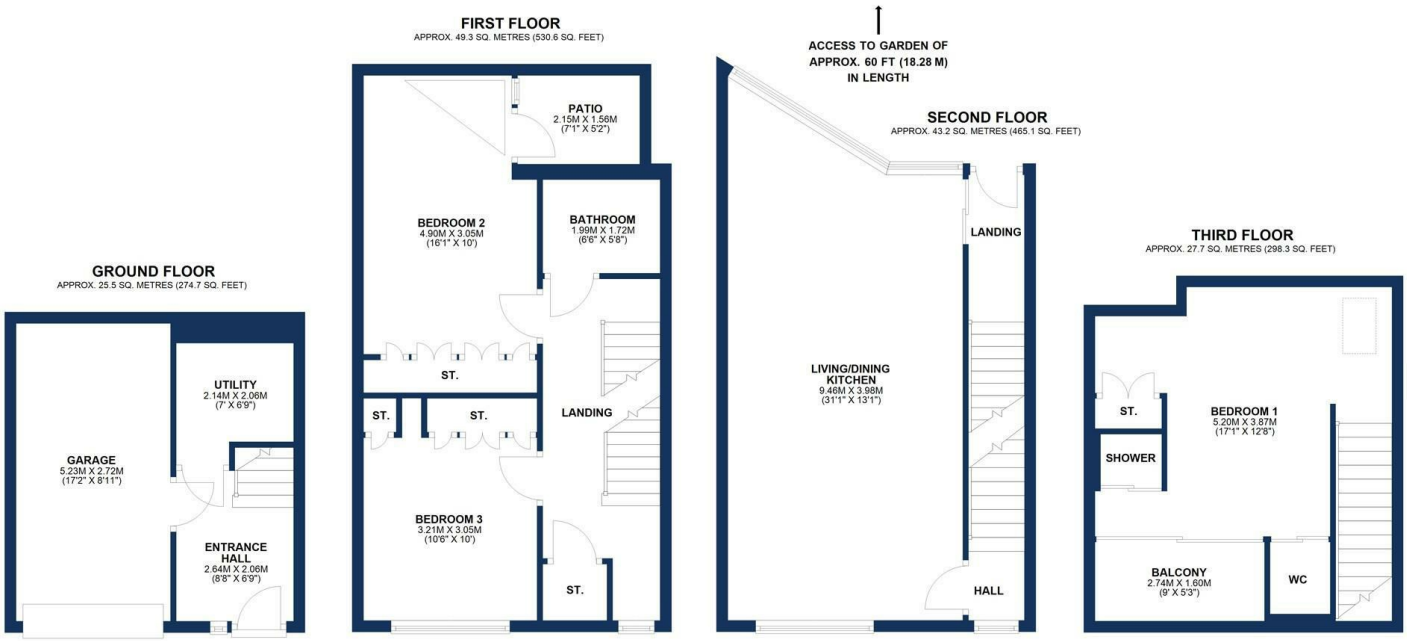








Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



TOTAL AREA: APPROX. 145.7 SQ. METRES (1568.7 SQ. FEET)

Floorplan for illustrative purposes only

HALE BARNS
292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNS@IANMACKLIN.COM

HALE
OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY
385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM