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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS

7 Arnolds Yard

Altrincham, WA14 4DL



£700,000

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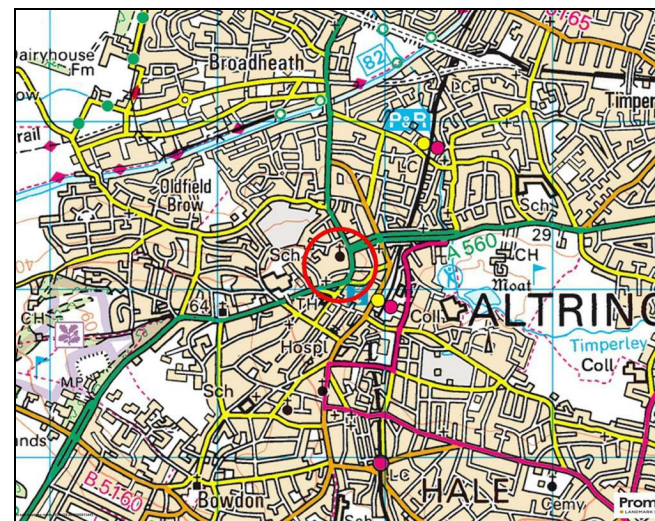
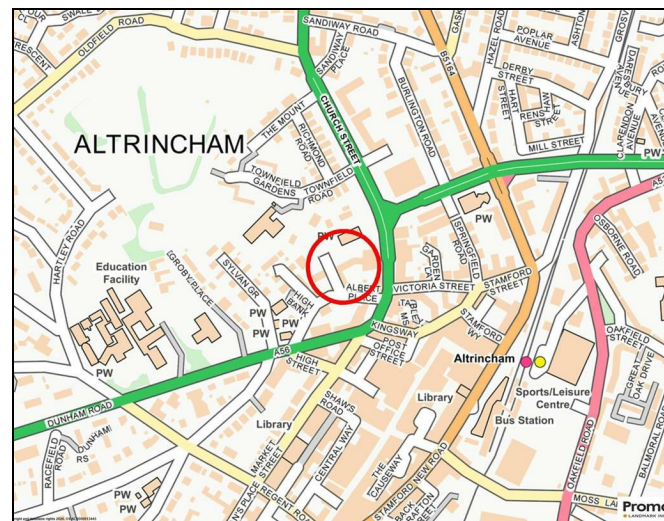
INDEPENDENT ESTATE AGENTS



energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81 + 91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Overview

AN ATTRACTIVE, WELL PROPORTIONED TOWNHOUSE IN A SECURE GATED DEVELOPMENT, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION, IDEALLY LOCATED WITHIN WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE AND METROLINK. 1799 SQFT

Hall. Lounge. Dining Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Sep WC. Loft Room. Parking. Single Garage. Low maintenance Garden. No Chain.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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

An attractively designed Townhouse built with reclaimed Cheshire brick and set within this superb, gated courtyard development within walking distance of excellent local Schools, Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink.

The well presented property offers generous and versatile accommodation extending to some 1799 square feet providing an Entrance Hall, Lounge with South facing balcony and Dining Kitchen served by Three Bedrooms and Two Bath/Shower Rooms.

There is a superbly sized Loft Room which provides an occasional Bedroom or work space.

A particular feature of this development is its secure, remote controlled gated access, and a most appealing courtyard arrangement. There is a parking space for one car returning in front of an Integral Single Garage and a low maintenance Garden to the rear.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Recessed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to a Garden Room/Bedroom, Shower Room and Courtesy door to the Garage with up and over door. Window to the front elevation.

Bedroom One/Garden Room with French doors overlooking and providing access to the Gardens to the rear. Access to useful under stairs storage.

Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle, wash hand basin and WC. Part tiled walls. Wall mounted towel rail radiator. Extractor fan.

To the First Floor Landing there is access to a Lounge and Dining Kitchen. A staircase rises to the Second Floor Landing.

Lounge with window to the front elevation and French doors open onto a South facing Balcony.

Dining Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel double sink with Quooker tap over. Integrated dishwasher and washer dryer. Space for a Range cooker and American style fridge freezer. Wall mounted gas central heating boiler housed within the units. Two windows to the rear elevation enjoying views over the Gardens and Church beyond.

To the Second Floor Landing, there is access to Two Double Bedrooms served by a Family Bathroom.

Principal Bedroom One with window to the front elevation. Built in wardrobes along one wall providing extensive hanging and storage space.

Bedroom Two with window to the rear elevation. This room is served by an En Suite WC fitted with a white suite and chrome fittings. Tiling to the walls and floor. Extractor fan.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a double ended bath, wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and storage cupboard. Tiling to the walls and floor. Underfloor heating.

A staircase rises to a Loft Room with inset Velux window which could be used as an occasional Bedroom or work space.

Externally, the development is set within an attractive Courtyard, behind a remote control gate. There is a Parking space directly in front of the Integral Single Garage.

To the rear, there is a low maintenance Garden, laid to astroturf and enclosed within timber fencing. A gate provides access to a right of way.

This property is off a for sale with no chain and could be moved into with the minimum of fuss.

- Freehold
- Council Tax Band F

Approx Gross Floor Area = 1799 Sq. Feet
 (Including Loft Room) = 167.2 Sq. Metres
 Approx Gross Floor Area = 1531 Sq. Feet
 (Excluding Loft Room) = 142.3 Sq. Metres

