IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









21 BASKERVILLE ROAD | ALTRINCHAM

OFFERS OVER £450,000

A beautifully presented family house positioned within the highly sought after Egerton Park development. The superbly proportioned accommodation briefly comprises entrance hall, spacious living area opening onto a Shaker style fitted dining kitchen with NEFF integrated appliances, utility room, cloakroom/WC, primary bedroom with en suite shower room/WC and separate fitted dressing room, two further double bedrooms and family bathroom/WC. Gas fired central heating, partial underfloor heating and double glazing. Southerly facing stone paved rear terrace and gardens laid mainly to lawn. Two allocated parking spaces. Approximately one mile from the award winning town centre.

POSTCODE: WA14 4YF

DESCRIPTION

Constructed by Morris Homes and completed in 2018 this modern townhouse forms part of the highly sought after Egerton Park development. The position is ideal being approximately one mile distance from the shopping centre of Altrincham with its extremely popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. Navigation Road Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition the property lies within the catchment area of highly regarded primary and secondary schools and a short distance to the south is John Leigh Park with tennis courts and recreation areas.

Approached beyond a courtyard garden and private entrance hall with provision for storage, the accommodation is superbly proportioned and beautifully presented throughout. The interior is largely laid out for open plan living and benefits from underfloor heating to the majority of the ground floor. Positioned toward the front, an elegant living area opens onto the stunning dining kitchen fitted with Shaker style units complemented by quartz work-surfaces and a range of NEFF integrated appliances. The wood effect porcelain tiled flooring continues seamlessly into a useful utility room and the well appointed cloakroom/WC.

The first floor has been reconfigured to create an exceptional primary suite comprising double bedroom with fitted furniture, luxurious shower room/WC and dressing room with practical storage solutions including a full range of wardrobes and matching dressing table.

At second floor level there are two further double bedrooms and a modern family bathroom with Villeroy & Boch sanitary and attractive tiling.

Gas fired central heating has been installed together with a pressurised hot water system and timber framed double glazing throughout.

Externally there are two allocated parking spaces and the rear gardens are laid mainly to lawn with an Indian sandstone paved terrace which is ideal for entertaining during the summer months. Importantly with a high degree of privacy and southerly aspect to enjoy the sunshine throughout the day.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Woodgrain effect composite front door with opaque double glazed insert. Under stair storage cupboard. Spindle balustrade staircase to the first floor. Wood effect tiled floor. Radiator.

LIVING/DINING KITCHEN
25'9" x 9' (7.85m x 2.74m)
Planned to incorporate:

LIVING AREA
Timber framed double glazed window to the front. Wood effect tiled floor. Underfloor heating. Radiator.

DINING KITCHEN
Fitted with a range of Shaker style wall and base units beneath quartz work-surfaces/up-stands and undermount 1½ bowl stainless steel sink with mixer tap and tiled splash-back. Integrated appliances include a NEFF electric fan oven/grill, NEFF microwave oven, NEFF five ring gas hob, NEFF stainless steel chimney cooker hood, fridge/freezer and NEFF dishwasher. Timber framed double glazed window to the rear. Wood effect tiled floor. Underfloor heating.

UTILITY ROOM
6'8" x 6'5" (2.03m x 1.96m)
Shaker style wall and base units beneath quartz work-surfaces/up-stands and inset stainless drainer steel sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Concealed wall mounted gas central heating boiler. Opaque double glazed/panelled door to the rear. Extractor fan. Radiator.

CLOAKROOM/WC
White/chrome pedestal wash basin with mixer tap and low-level WC. Tiled walls. Wood effect tiled floor. Extractor fan. Radiator.

FIRST FLOOR

LANDING
Spindle balustrade staircase to the second floor. Timber framed double glazed window to the front. Radiator.











BEDROOM ONE
12'6" x 15'1" (3.81m x 4.60m)
Fitted chest of drawers and cupboards with shelving. Two timber framed double glazed windows to the rear. Laminate wood flooring. Two radiators.

EN SUITE SHOWER ROOM/WC
Wide tiled enclosure with thermostatic shower. White/chrome pedestal wash basin with mixer tap and low-level WC. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

DRESSING ROOM/BEDROOM TWO
11'6" x 9' (3.51m x 2.74m)
Fitted wardrobes containing double hanging rails, drawers and shelving. Matching pedestal dressing table. Timber framed double glazed window to the front. Laminate wood flooring. Radiator.

SECOND FLOOR

LANDING
Cupboard housing the pressurised hot water system.

BEDROOM THREE
10'8" x 12'7" (3.25m x 3.84m)
Fitted wardrobe containing hanging rail and shelving. Matching chest of drawers. Timber framed double glazed window to the front. Laminate wood flooring. Radiator.

BEDROOM FOUR
12' x 10'4" (3.66m x 3.15m)
Currently used as an office. Timber framed double glazed window to the rear. Laminate wood flooring. Radiator.

FAMILY BATHROOM/WC
Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, pedestal wash basin with mixer tap and low-level WC all set within tiled surrounds. Decorative tile effect water resistant flooring. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE
Two allocated parking spaces.

SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

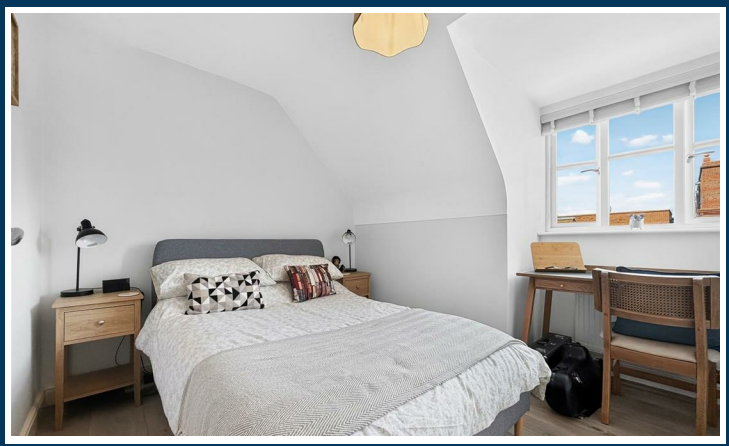
TENURE
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £400.00 per annum. This should be verified by your Solicitor.

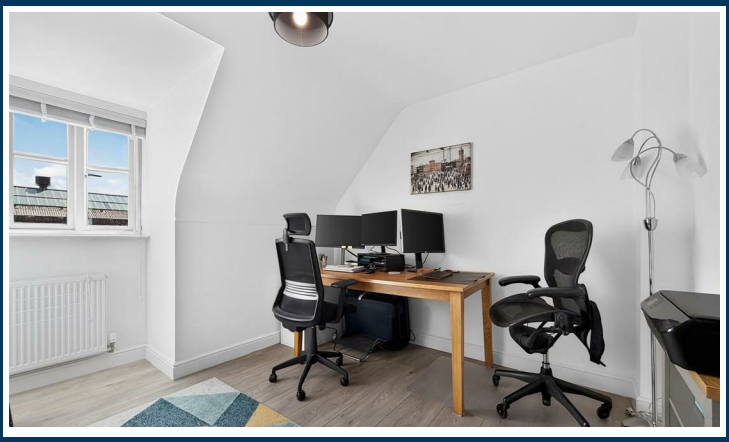
SERVICE CHARGE
We understand the Estate Management Fee is £14.00 per month. Full details will be provided by our client's Solicitor.

COUNCIL TAX
Band D

NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.



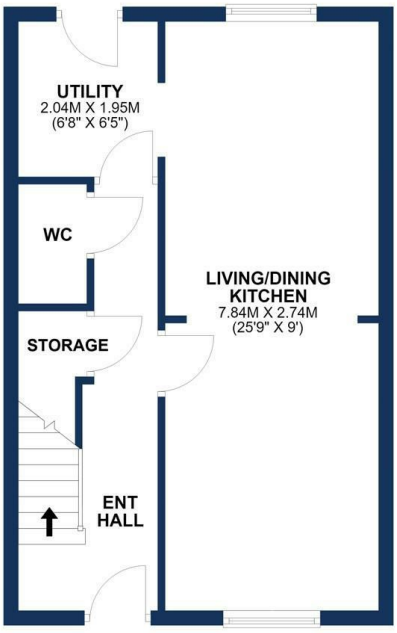






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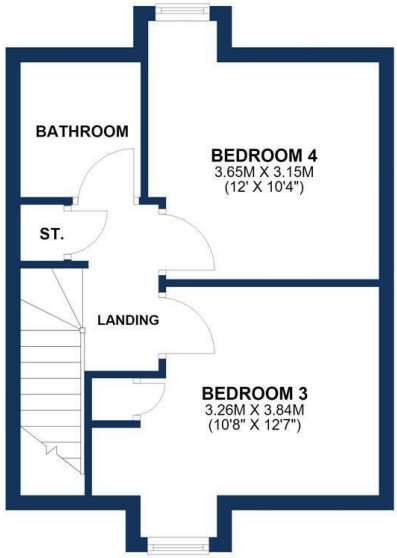
GROUND FLOOR
APPROX. 39.3 SQ. METRES (423.3 SQ. FEET)



FIRST FLOOR
APPROX. 37.8 SQ. METRES (407.4 SQ. FEET)



SECOND FLOOR
APPROX. 29.0 SQ. METRES (312.6 SQ. FEET)



TOTAL AREA: APPROX. 106.2 SQ. METRES (1143.3 SQ. FEET)

Floorplan for illustrative purposes only

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