



**GASCOIGNE
HALMAN**

5, THE MEWS, CROSSWAYS, GROBY ROAD,
ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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Discreetly tucked away along a charming, hidden approach in the heart of Altrincham, this exceptional ground floor maisonette captures the imagination from the outset. Forming part of an intimate conversion of a historic Coach House, it effortlessly blends a sense of heritage and quiet romance with stylish, modern living. With its own private entrance and a wonderfully secluded setting, the property feels like a hidden retreat, yet remains just moments from the vibrant town centre. An opportunity such as this, whereby a centrally located apartment boasts such a spacious outdoor space, is a rare find! With a Westerly aspect, the gardens offer ideal outside space for those summer months and al fresco dining. Thoughtfully designed and full of character, it offers a rare opportunity to enjoy both the charm of the past and the comfort of contemporary living in one truly distinctive home.





DESCRIPTION

This beautifully appointed ground floor maisonette presents a rare opportunity to acquire a truly individual home, set within an exclusive conversion of the original Coach House, comprising just two residences. Enjoying its own private entrance, the property is discreetly positioned along a charming, tucked-away pathway, offering a wonderful sense of seclusion while remaining just a short stroll along the tree-lined Groby Road from the vibrant amenities of Altrincham. It is also worth referencing that Altrincham Market, Devisdale fields and Bowdon/Stamford pubs are all within convenient reach. Internally, the apartment showcases a superb blend of character and contemporary design, with thoughtfully modernised interiors that complement its historic origins. The heart of the home is the impressive open-plan living, dining, and kitchen space, where carefully considered design meets everyday practicality, enhanced by striking folding doors that open onto a decked patio and the delightful courtyard garden beyond, creating a seamless indoor-outdoor flow ideal for both relaxing and entertaining. The accommodation further comprises an elegant and carefully designed bathroom suite, complete with a useful laundry area housing space for a washing machine and tumble dryer, an inner hall currently utilised as a study nook, a spacious master bedroom, and a second beautifully presented bedroom. The vendors have lovingly improved the property to include such features as, smart/voice controlled options for the heating and hot water system, automated Roman linen blinds in the bedrooms and beautiful industrial style electric radiators throughout. Externally, the property continues to impress with its substantial cobbled courtyard-style garden, enclosed by high brick wall boundaries to provide a wonderfully enclosed, atmospheric retreat; an exceptional outdoor space that perfectly complements this unique and characterful home.

LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe. The Trafford Centre is only a few miles away. Hale village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

DIRECTIONS

SAT NAV: WA14 2BQ

TENURE

Leasehold - Approximately 950 Years Remaining

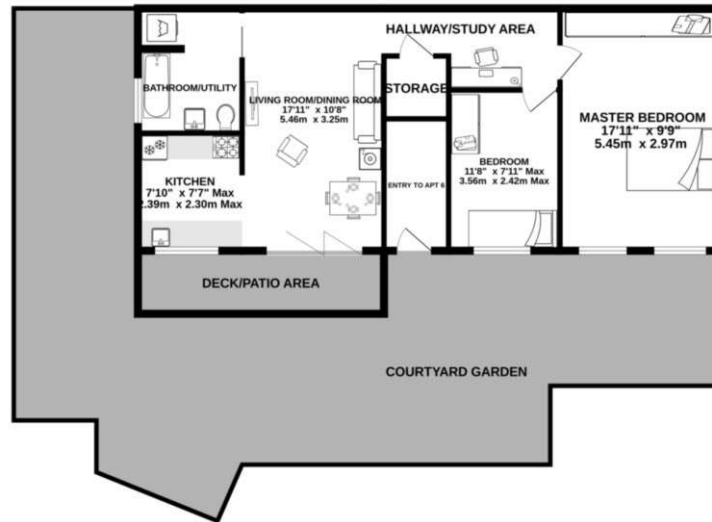
Ground Rent - £30 Per Annum

Service Charge - We are informed by our vendor there is no service charge.

LOCAL AUTHORITY

Trafford - Tax Band C

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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