

Offers in the Region Of £325,000



***** A MODERN AND SPACIOUS TWO DOUBLE BEDROOM DUPLEX APARTMENT ***** This impressive property benefits from a spacious 17 FT lounge, a stunning recently replaced kitchen complete with built in appliances and space for dining area, TWO double bedrooms with the master bedroom having its own shower room, a modern three piece bathroom, plenty of storage with built in cupboards and an integral garage with lighting, power and water supply. Positioned within a popular development surrounded by well kept communal gardens and located within a highly desirable area of Altrincham close to Navigation Road Metrolink, Altrincham town centre, local shops, excellent transport links and good schooling. Viewings are by appointment only and can be arranged by contacting the office.



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Tenure

Lease 155 years from 01 January 2003 Ground rent £260 a year Service fee is currently £477.24 for 2026

Entrance Hallway

Composite front door, ceiling light point, recessed floor mat, wall mounted radiator and carpeted stairs to the first floor.

First Floor Landing

Laminate flooring, two ceiling light points, wall mounted radiator, plug points, understairs storage cupboards, carpeted stairs to the first floor and access into the lounge and kitchen diner.

Lounge

Carpeted flooring, double glazed window to the front, two ceiling light points, two wall mounted radiators, plug points, television point and Fibre Broadband.

Kitchen/Diner

Fitted with a range of handleless wall and base units with contrasting work tops and upstands with copper accents. Tiled flooring, two ceiling light points, dual aspect double glazed windows, two wall mounted radiators, plug points and large storage cupboard. Integrated fridge freezer, Candy washing machine, Beko dishwasher, Bosch four ring gas hob with over head extractor, Bosch eye level microwave oven and Bosch grill, Blanco sink with mixer tap with hose and pull out pantry.

Second Floor Landing

Carpeted flooring, large feature window to the front elevation, carpeted landing, loft hatch and access to the bedrooms and bathroom.

Master bedroom

Carpeted flooring, double glazed window to the front, ceiling light point, wall mounted radiator, plug points and built in wardrobes.

Shower Room

Tiled flooring, ceiling light point, shower cubicle and handwash basin.

Bedroom Two

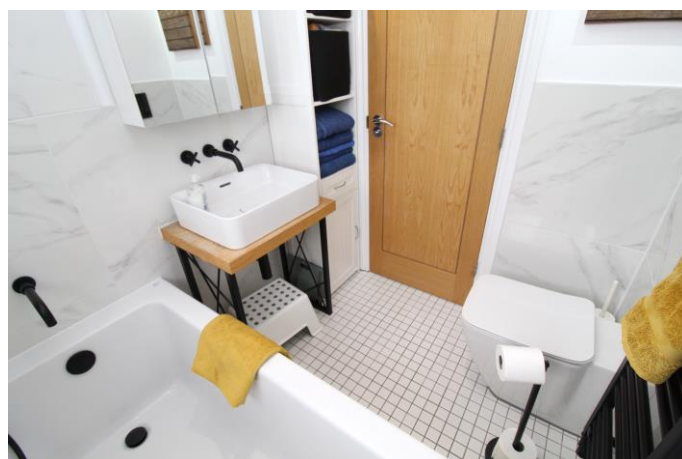
Carpeted flooring, double glazed window to the front, ceiling light point, wall mounted radiator, plug points and built in wardrobe.

Bathroom

Fitted with a modern three piece suite consisting of a bath with shower over, handwash basin and pedestal W.C. Tiled floor and walls, ceiling spot lights, double glazed window to the rear, black hardware and wall mounted towel radiator.

Garage

Up and over door, lighting, power, hot and cold water supply and understairs storage. Wall mounted combi boiler.

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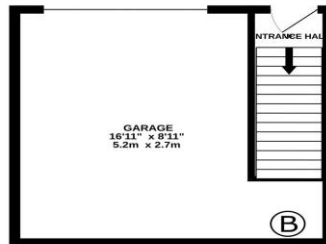


Thompson's
Estate Agents

Salco Square
Altrincham WA14 4GX

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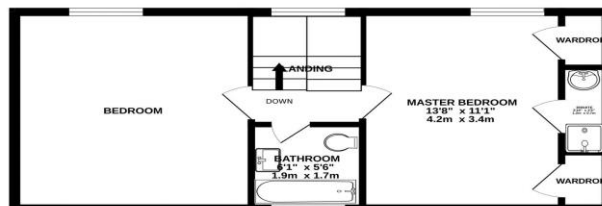
GROUND FLOOR
280 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



2ND FLOOR
447 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 947sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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www.thompsonsestateagents.com

Energy performance certificate (EPC)

 This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Ministry of Housing, Communities and Local Government (MHCLG).

mhclg.digital-services@communities.gov.uk
Telephone: 020 3829 0748

2, Salco Square ALTRINCHAM WA14 4GX	Energy rating C	This certificate expired on:	9 November 2019
		Certificate number:	9408-3954-6209-6491-6034
Property type		Top-floor flat	
Total floor area		88 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).