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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

Northwold House Dorset Road

Altrincham, WA14 4QN



£500,000

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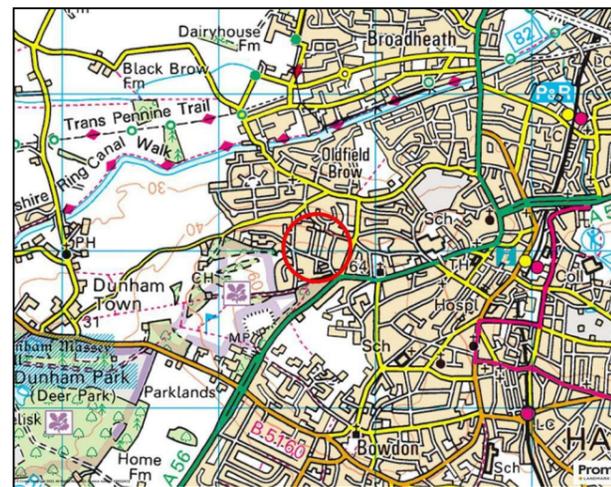
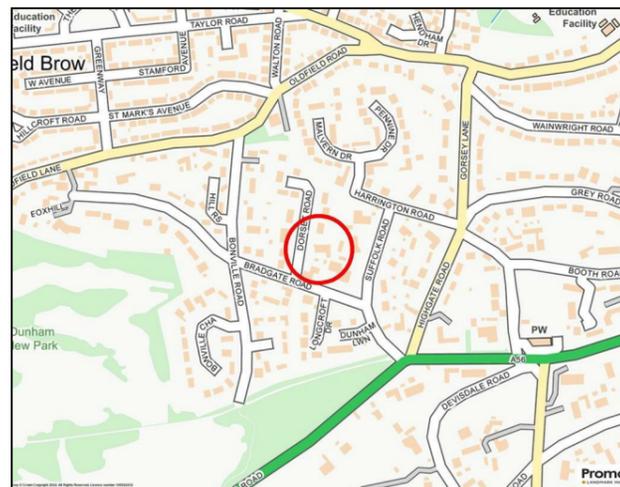
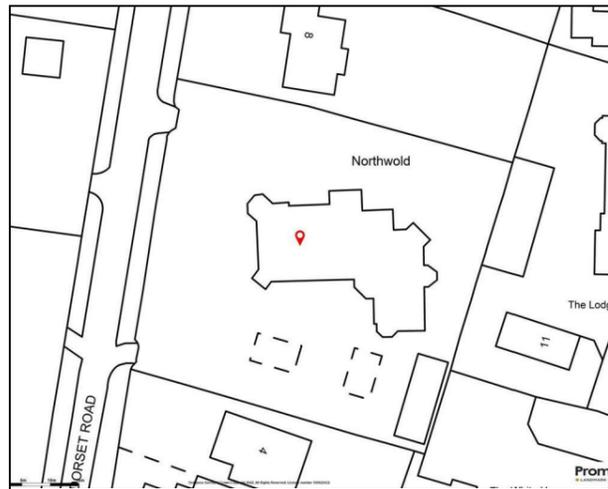
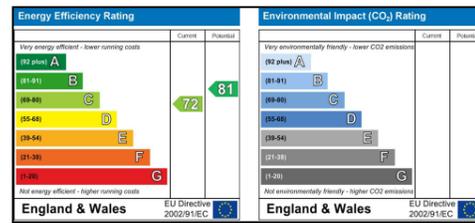


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energy efficiency

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



Overview

A SUPERBLY PROPORTIONED DUPLEX APARTMENT WITH ITS OWN ENTRANCE ON THIS DESIRABLE ROAD WALKING DISTANCE OF ALTRINCHAM. 1166sqft.

Hall. Living/Dining Room. Breakfast Kitchen. Utility. WC. Two Double Bedrooms. Two Bath/Showers. Reserved Parking. Private Patio Area. Communal Gardens.



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

A superbly proportioned Duplex Apartment approached via its own Private Entrance, as opposed to a communal entrance, and set within this impressive Victorian Conversion located on this desirable road close to Altrincham Town Centre, its facilities, the Metrolink, the popular Market Quarter and within walking distance from Dunham Forest golf club and country walks towards Dunham and the Trans Pennine Trail.

A particularly valuable feature of the property is that it enjoys its own private patio area, accessed from the Living and Dining Room and Breakfast Kitchen.

The well presented property is arranged over Two Floors with the accommodation extending to some 1200 square feet providing an Entrance Hall, a superbly proportioned Living and Dining Room, Breakfast Kitchen, Utility and WC. There are Two excellent Double Bedrooms, both enjoying En Suite facilities.

Externally, there are Two Reserved Parking Spaces, one of which is undercover, whilst the other is positioned adjacent to the Lower Ground Floor Entrance.

Northwold House is set within delightful, landscaped Gardens with a mature aspect.

Comprising:

Private Entrance to Apartment 2. Spacious Entrance Hall with two windows to the front elevation. A spindle balustrade staircase descends to the Lower Ground Floor. Doors provide access to the Bedroom Accommodation. Coved ceiling. Built in cloaks.

Principal Bedroom One with wide bay window enjoying aspects of the Communal Gardens to the front and rear. Built in wardrobe providing hanging and storage space.

En Suite Shower Room fitted with a white suite and chrome fittings providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Opaque window to the side elevation. Coved ceiling. Part tiled walls.

Bedroom Two with French doors to a Juliette Balcony enjoying views over the Communal Gardens to the side elevation. Built in wardrobes providing hanging and storage space.

This Bedroom enjoys a full En Suite Bathroom fitted with a white suite and chrome fittings providing a bath, wash hand basin and WC. Inset mirror. Coved ceiling. Extractor fan.

To the Lower Ground Floor is the superbly proportioned Living and Dining Room with two sets of French doors opening onto a Private Patio Area and a wide bay window enjoys views over the Communal Gardens. Impressive gas living flame, coal effect fireplace to the chimney breast with wood surround. Access to useful under stairs storage. Coved ceiling.

Breakfast Kitchen fitted with an extensive range of base and eye level units with granite worktops over, inset into which is a one and a half bowl stainless steel Franke sink and drainer unit with tiled splashback. Integrated appliances include a stainless steel double oven, microwave oven, five ring gas hob and extractor fan over, fridge, freezer and dishwasher. Wall mounted gas central heating boiler housed within the units. Breakfast bar. A door provides access to a Private Patio with access to the Gardens.

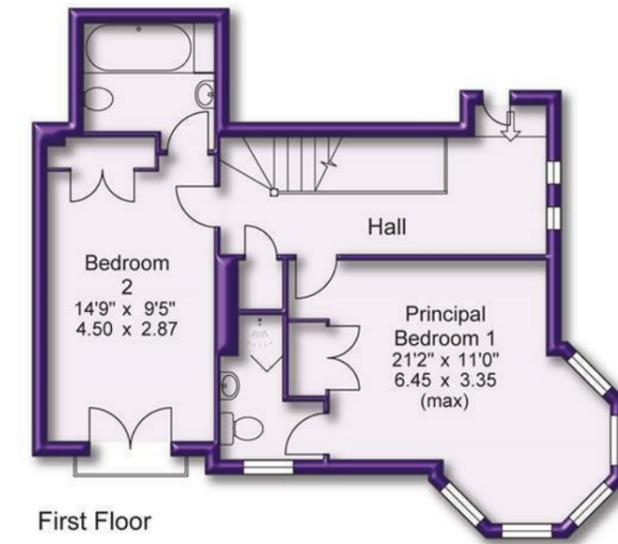
Utility Room with base and eye level units with worktops over, inset into which is sink and drainer unit with mixer tap over.

WC fitted with a modern white suite and chrome fittings.

Externally, there are Two Reserved Parking Spaces, one positioned adjacent to the Lower Ground Floor Entrance and one under cover.

Northwold House is set within delightful landscaped mature Gardens, mainly laid to lawn with well stocked borders with a variety of trees, plants and shrubs providing a mature outlook.

-Leasehold - 999 years from 1 January 2000
- Council Tax Band F



Approx Gross Floor Area = 1166 Sq. Feet
= 108.09 Sq. Metres

