



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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9 Normanby Chase

Altrincham, Cheshire, WA14 4QP



£1,300,000

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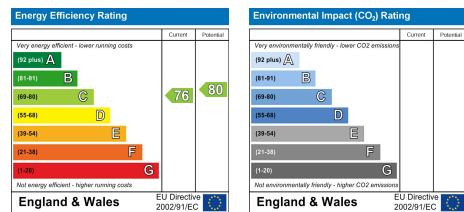


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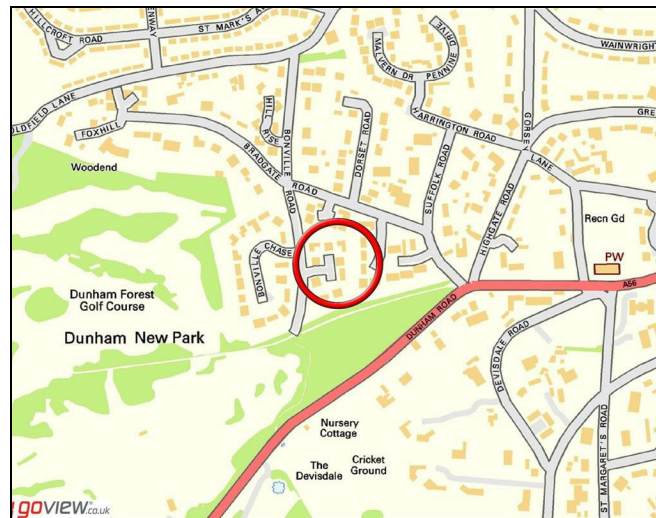
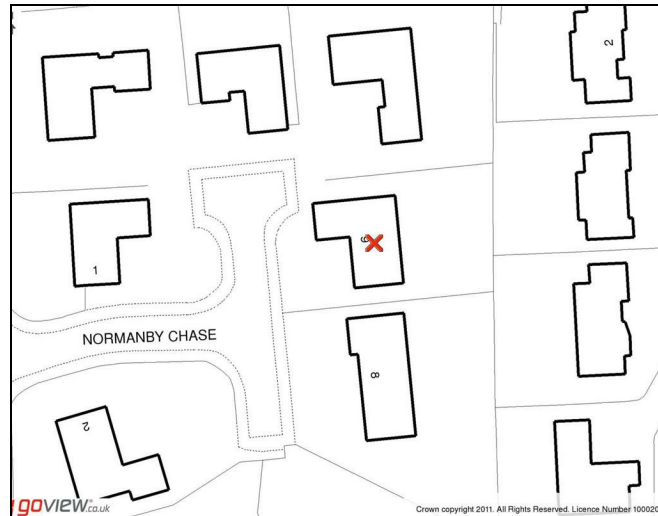


energy efficiency

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



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings to the traffic lights. At the traffic lights, proceed straight across into Stamford Road. At the top of Stamford Road, turn right just past The Griffin and The Stamford Arms Pubs into The Firs. Continue along The Firs and take the second left turning into St Margarets Road. At the end of St Margarets Road, turn left onto the main A56 Dunham Road. Take the third right turning into Bradgate Road. Continue along and turn left into Bonville Road. Take the first left into Normanby Chase and the property will be



Overview

A SUPERB EXTENDED DETACHED FAMILY HOME SITUATED ON THIS PEACEFUL CU DE SAC OFF BRADGATE ROAD ON THE THE EDGE OF DUNHAM FOREST GOLF COURSE. 3183sqft.

Open Plan Hall. Cloaks/WC. Lounge. Family Room. Open Plan Living Room, Dining Area and Breakfast Kitchen. Utility. Five Double Bedrooms. Three Baths/Showers. Extensive Parking. Mature Gardens.

CONTACT HALE 0161 941 6633



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 substantially improved and extended Detached family home, superbly located on this peaceful cul-de-sac on the fringe of Dunham Forest Golf Club with beautiful walks towards the open space of Dunham Park as well as being ideally situated for Altrincham Boys and Girls Grammar Schools

In addition, the property is within easy reach of Altrincham Town Centre, its facilities, the popular market quarter, the Metrolink and there is access to the M56/M6 Motorway networks serving the region, including access to Manchester Airport.

The property offers fabulous family accommodation arranged over Two Floors, extending to approximately 3200 square feet, providing Two Reception Rooms to the Ground Floor, in addition to a 700 square foot Open Plan Living Room, Dining Area and Breakfast Kitchen. To the First Floor are Five fabulous Double Bedrooms, served by Three well appointed Bath/Shower Rooms, two being En Suite to the Principal and Guest Bedrooms.

The layout of the property has been designed to suit a family but also incorporates potential to have a self-contained Guest or Relative Suite of Living Room, Kitchen Area, Bedroom and Bathroom.

The property stands on a good sized, mature Garden plot.

Comprising:

Spacious Open Plan Hall with wood tread spindle balustrade staircase leading to the First Floor, with openings to the Breakfast Kitchen, Dining Area and in turn leading to the Living Area. Wood finish doors to the Lounge and Cloak Room/WC

Cloak Room/WC with a white suite of WC and wash hand basin. Extensive coat hanging pegs.

Lounge with wide window to the front and patio doors giving access to and enjoying aspects of the gardens.

Dining Area, Open Plan to the Hall with patio doors giving access to and enjoying aspects of the garden. Custom built dresser style unit.

Open Plan Living Area with vaulted ceiling with two inset double glazed Velux skylight windows and almost full width windows and patio doors giving access to and enjoying aspects of the gardens. Open Plan to the:

Kitchen Area fitted with a range of shaker style units with granite worktops over, arranged around a substantial central island unit incorporating a breakfast bar. Freestanding Range cooker which maybe available to the incoming purchaser subject to negotiation. Integrated larder fridge and dishwasher.

Utility Room/Second Kitchen with French doors to the side and also serving the Guest Suite, fitted with an extensive range of shaker style units incorporating larder cabinets. Freestanding American style fridge freezer, which may be available to the incoming purchaser subject to negotiation. Space for washing machine and dryer.

Family Room with window to the front and sliding patio doors onto an enclosed, paved patio area. Parquet design finish flooring. Built in storage cabinets and base and sink unit.

Secondary Staircase to the First Floor and Bedroom Suite.

First Floor Landing with wood balustrade around the staircase opening and a wide window to the front. Wood finish doors to the Bedroom Accommodation. Pull down ladder to the Loft.

Principal Bedroom One with a wide window to the rear and extensive built in wardrobes and storage.

This room is served by the En Suite Shower Room, well appointed with a Roca suite in white with chrome fittings, providing a Wet Room style shower area with Mira thermostatic shower with 'drench' showerhead and hand held shower fitting, a vanity unit wash hand basin set upon a marble top toiletry cupboards below and vanity mirror over, WC, bidet, extensive tiling to the full height of all walls, marble flooring with underfloor heating, chrome ladder radiator and chrome finish halogen lighting.

Guest Bedroom Two with a wide window to the front, vaulted ceiling and raised height mezzanine level. Secondary staircase to the Ground Floor.

This Bedroom is served by the stylish En Suite Bathroom with freestanding tub bath with pillar taps, wash hand basin with toiletry cupboards above and below, WC, open shower area with 'drench' shower head. Storage and linen cupboard. Extensive tiling to the walls and floor.

Bedroom Three overlooking the rear garden. Bedroom Four overlooking the front. Built in wardrobes. Bedroom Five overlooking the rear garden.

The Bedrooms are further served by the Family Bathroom, fitted with a white suite with chrome fittings, providing a bath with shower over, wall hung wash hand basin, WC, ceramic tiling to the full height of all walls and to the floor.

Externally, the front of the property is approached via a block paved Driveway providing extensive hardstanding for a large number of vehicles.

The Gardens to the property are a most delightful feature, there is an enclosed stone paved patio area to the front and side of the property which is accessed via the Family Room/Guest Suite.

There is access down both sides of the property to the rear Garden, this has paved path and patio areas running across the back of the house, accessed via the Lounge and Family Room. Beyond this, the Garden is laid to a large expanse of level lawn with deep borders stocked with a wide variety of shrubs, bushes, trees, conifers and plants, all enclosed with timber fencing.

The Garden enjoys East and side South facing aspects and therefore enjoys the sun throughout the day.

A wonderful family home which is ready to move into with the minimum of fuss.

FREEHOLD - COUNCIL TAX 'G'

