



56 GREAT OAK DRIVE | ALTRINCHAM

OFFERS OVER £260,000

BEST OFFERS in writing by Friday 27th May at 12 noon. Please include EVIDENCE of ability to proceed: hale@ianmacklin.com

A spacious and superbly presented ground floor apartment positioned within a prestige gated development adjacent to the centre of Altrincham. The accommodation briefly comprises private entrance vestibule, reception hall, sitting/dining room with French windows to the paved terrace, fitted breakfast kitchen with integrated appliances, master bedroom with en suite shower room/WC, additional double bedroom and bathroom/WC. Central heating and PVCu double glazing. Allocated resident parking and visitor spaces.

POSTCODE: WA15 8UH

DESCRIPTION

Great Oak Drive is a purpose built development constructed circa 2005 and contains a variety of properties in an interesting period design set within manicured grounds all of which combines to create an attractive setting in an ideal location. The approach is through secure gates and leads to the parking area with an allocated space and in addition a number of visitor spaces.

The apartment is positioned on the ground floor and central heating has been installed together with PVCu double glazing throughout.

A secure communal area provides access to the private entrance vestibule which in turn leads onto the welcoming reception hall with built in storage cupboard and space for a study area, if required. The elegant sitting/dining room features a contemporary fireplace and importantly double opening French windows to the paved rear terrace and surrounding lawns. The fitted kitchen has recently been refurbished in a contemporary style with a range of integrated appliances and there are delightful views over the communal gardens. The generously proportioned master bedroom has a comprehensive range of fitted furniture and benefits from an en suite shower room/WC whilst the second double bedroom is served by a modern bathroom/WC.

The location is ideal being adjacent to the shopping centre of Altrincham with its highly popular Market Quarter that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition, the property also lies within the catchment area of highly regarded primary and secondary schools. Importantly, the peaceful wildlife habitat of King George V Pool with its woodland walks and popular fishing site is approximately 250 yards to the east.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure entry system and stairs to all floors.

PRIVATE ENTRANCE VESTIBULE

7'10" x 3'9" (2.39m x 1.14m)

Hardwood front door. Space for hanging coats and jackets. Laminate wood flooring.

RECEPTION HALL

11'7" x 7'9" (3.53m x 2.36m)

An excellent reception area with laminate wood flooring. Built in storage/airing cupboard housing the hot water system. Entry phone system. Coved cornice. Laminate wood flooring. Radiator.

SITTING/DINING ROOM

16'5" x 14'8" (5.00m x 4.47m)

With the focal point of a contemporary fireplace with flame effect electric fire framed in stainless steel. Leaded light effect PVCu double glazed French windows set within matching side screens. Laminate wood flooring. Recessed low voltage lighting. Coved cornice. Two radiators.

KITCHEN

11'9" x 8'10" (3.58m x 2.69m)

Fitted with a range of matching white wall and base units beneath marble effect heat resistant work surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include electric fan oven/grill, four ring ceramic hob with stainless steel chimney cooker hood above, fridge/freezer and slim-line dishwasher. Recess for an automatic washing machine. Leaded light effect PVCu double glazed window to the rear. Tile effect flooring. Recessed low voltage lighting. Radiator.



BEDROOM ONE

14' x 12'2" (4.27m x 3.71m)

Approached via a private inner hall providing access to both the bedroom and en suite. Fitted with a full length range of beech effect wardrobes containing hanging rails and shelving alongside a matching pedestal dressing table. Leaded light effect PVCu double glazed window to the front. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC

6'4" x 5'8" (1.93m x 1.73m)

White/chrome semi recessed vanity wash basin and low level WC. Wide tiled enclosure with thermostatic shower. Tiled floor. Recessed low voltage lighting. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

12'9" x 10'1" (3.89m x 3.07m)

BATHROOM/WC

10'2" x 5'9" (3.10m x 1.75m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap set within tiled surrounds, semi recessed vanity wash basin with mixer tap and low level WC. Tile effect flooring. Recessed low voltage lighting. Shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

Resident and visitor parking.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We have been informed the property is held on a Leasehold basis for the residue of 155 years from December 2004 and subject to a Ground Rent of approximately £260.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

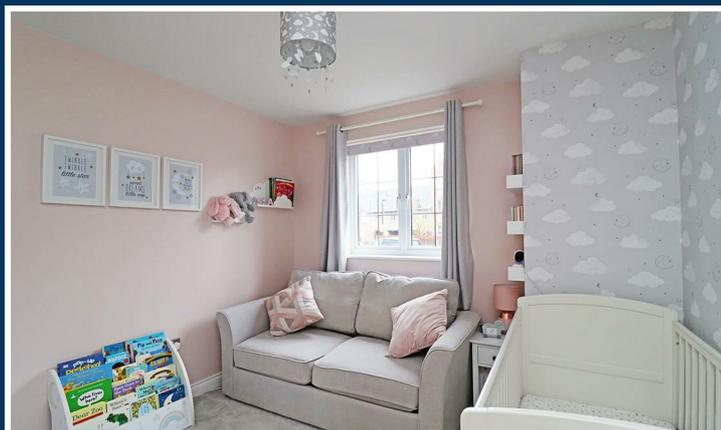
We understand the service charge is approximately £105.00 per calendar month. This includes cleaning, lighting and heating of common parts and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band D

NOTE

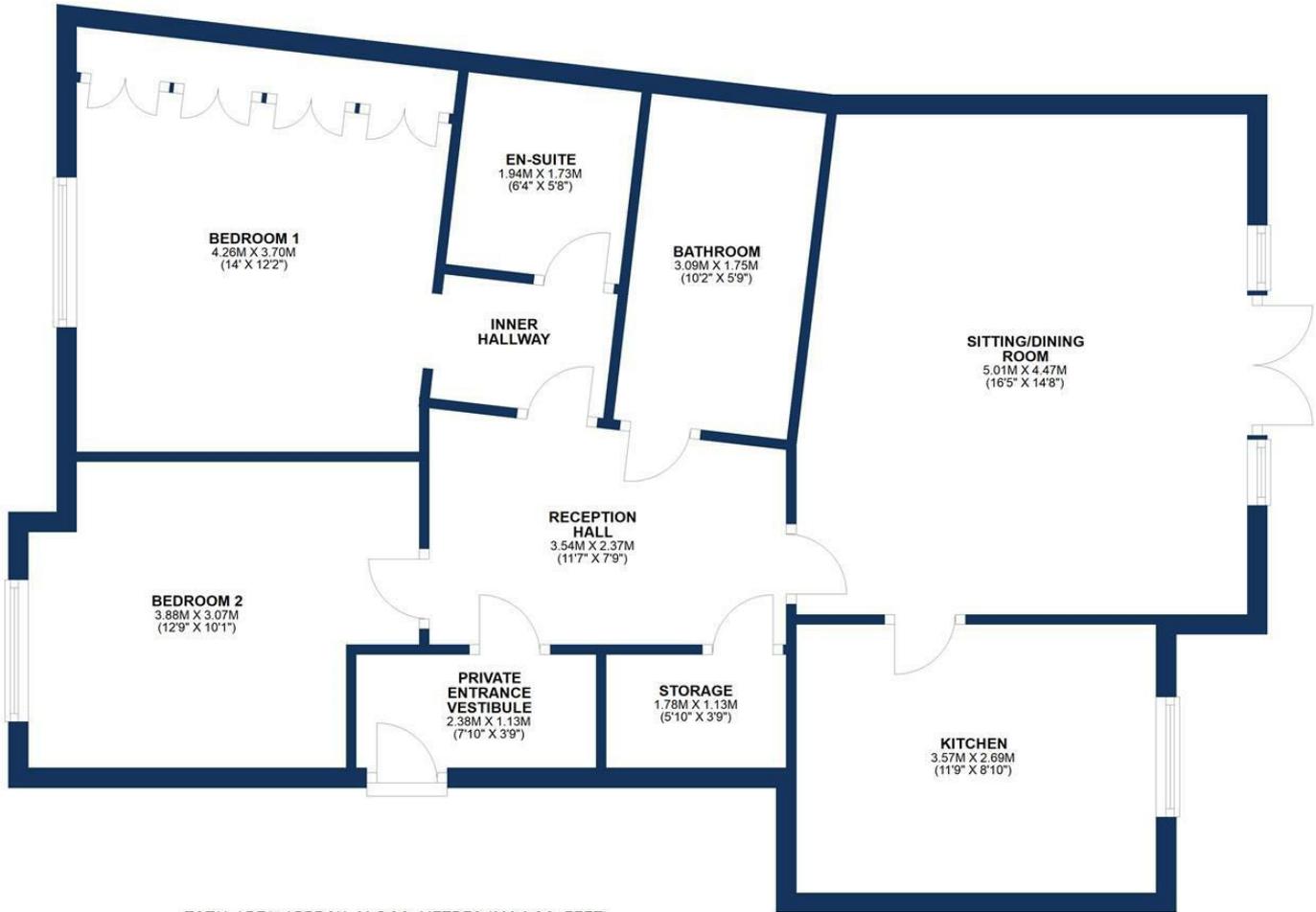
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 83.5 SQ. METRES (899.0 SQ. FEET)



TOTAL AREA: APPROX. 83.5 SQ. METRES (899.0 SQ. FEET)

Floorplans For Illustrative Purposes Only
Plan produced using PlanUp.



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