



11 MILLFIELD COURT | ALTRINCHAM

OFFERS IN THE REGION OF £575,000

An exceptionally well presented duplex apartment with remarkable private terrace and set within an exclusive gated development. The accommodation briefly comprises private entrance hall, full width sitting room with French windows to the terrace, spacious dining kitchen with integrated appliances, cloakroom/WC, master bedroom with built-in wardrobes and generous en suite bathroom/WC, two further double bedrooms and refitted shower room/WC. Gas fired central heating, pressurised hot water system and PVCu double glazing. Garage with remotely operated door. Designated resident and visitor parking. Ideal village location.

POSTCODE: WA15 9BF

DESCRIPTION

Forming part of this exclusive gated development Millfield Court was constructed around the turn of the century. Sympathetically designed and taking great care to enhance the Hale Station Conservation Area this elegant building is set within attractive grounds and occupies an ideal village location. Hale remains highly desirable with its range of individual shops, restaurants, bars and train station providing a commuter service into Manchester. Approximately a ½ mile distant is the more comprehensive shopping centre of Altrincham with its highly popular Market Hall and Metrolink station.

Approached beyond a sweeping block paved driveway lined with mature borders, this duplex apartment is well set back from the carriageway and forms part of both the first and second floor. The carefully planned accommodation is extremely well presented and tastefully decorated with generously proportioned rooms complimented by beautiful fittings.

Upon entering the feeling of space is apparent with a wide private entrance hall featuring a turned spindle balustrade staircase which caters for storage beneath. The stylish sitting room benefits from an expertly crafted contemporary media unit and importantly opens onto the exceptional terrace through double opening French windows. The superb dining kitchen is fitted with a comprehensive range of Shaker style units and integrated appliances and provides ample space for a dining suite. Completing the first floor is a cloakroom/WC.

At second floor level the excellent master suite includes a double bedroom with built-in wardrobes and unusually spacious modern bathroom/WC. There are two further double bedrooms, one of which incorporates fitted wardrobes and a refitted contemporary shower room/WC.

The private walled terrace is certainly a feature, ideal for entertaining during the summer months and providing more than enough room for alfresco dining.

Gas fired central heating and a pressurised hot water system has been installed together with PVCu double glazing throughout.

Externally there is a well positioned private covered parking space and single garage with remotely operated access.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Brick built to the lower part and timber framed above incorporating decorative wrought iron beneath a pitched tiled roof.

COMMUNAL ENTRANCE HALL

Opaque leaded light effect/panelled hardwood front door set within matching side screens. Individual mail boxes. Curved balustrade staircase to the first floor. PVCu double glazed window. Two wall mounted electric heaters.

FIRST FLOOR

PRIVATE ENTRANCE HALL

21'3" x 6'6" (6.48m x 1.98m)

Hardwood front door. Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. PVCu double glazed window to the front. Recessed LED lighting. Video entry phone. Coved cornice. Radiator.

SITTING ROOM

18'9" x 13' (5.72m x 3.96m)

Fitted with a contemporary high gloss black/veneered wall and base media unit with provision for mounting a flat screen television. PVCu double glazed French windows flanked by PVCu double glazed windows to the rear. Coved cornice. Two radiators.

TERRACE

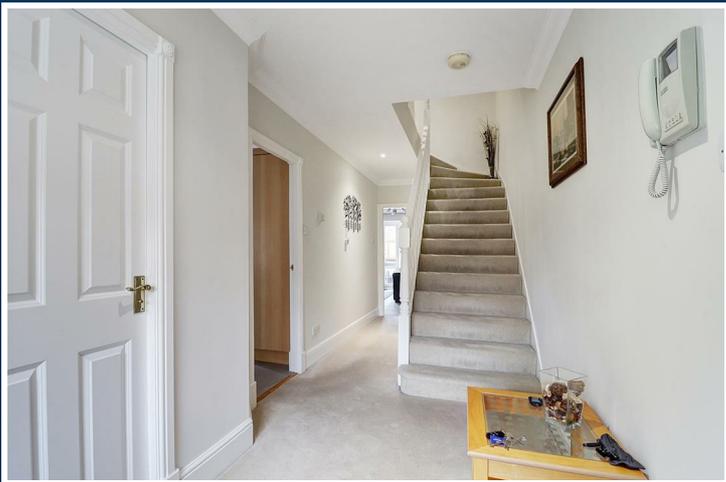
19'7" 12'4" (5.97m 3.76m)

Walled perimeter and opaque glazed balustrade. Tiled floor. Two wall light points.

DINING KITCHEN

21'3" x 11'11" (6.48m x 3.63m)

Fitted with a range of Shaker style wall and base units beneath granite effect heat resistant work surfaces and inset 1½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Display units and bookshelves. Integrated appliances include an electric fan oven/grill, five ring gas hob with wide stainless steel chimney cooker hood above, fridge/freezer and dishwasher. Recess for an automatic washing machine. Ample space for a dining suite. PVCu double glazed window to the front. Large format tiled floor. Recessed LED lighting. Coved cornice. Radiator.



CLOAKROOM/WC

White/chrome wall mounted vanity wash basin with mixer tap set within a tiled surround and low-level WC. Radiator.

SECOND FLOOR

LANDING

Turned spindle balustrade. Linen cupboard with shelving. Cupboard housing the wall mounted gas central heating boiler and pressurised hot water system. Recessed LED lighting. Coved cornice. Radiator.

BEDROOM ONE

13' x 11'9" (3.96m x 3.58m)

Four-door range of built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Coved cornice. Radiator.

EN SUITE BATHROOM/WC

11' x 6'1" (3.35m x 1.85m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap and thermostatic shower over, vanity wash basin with mixer tap flanked by matching cabinets, bidet with mixer tap and low-level WC. Tiled walls. Recessed LED lighting. Two wall light points. Extractor fan. Heated towel rail.

BEDROOM TWO

12'7" x 11'7" (3.84m x 3.53m)

Four-door range of fitted wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Coved cornice. Radiator.

BEDROOM THREE

9'6" x 9' (2.90m x 2.74m)

PVCu double glazed window to the front. Coved cornice. Radiator.

SHOWER ROOM/WC

7'7" x 6'2" (2.31m x 1.88m)

White/chrome semi recessed vanity wash basin with mixer tap and low-level WC with concealed cistern. Flush walk-in shower beyond a glass screen with thermostatic rain shower plus hand-held attachment and recessed shelving. Fully tiled. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

GARAGE

16'2" x 8'6" (4.93m x 2.59m)

Remotely operated up and over door. Light, power and water supplies. Mezzanine level storage area.

Remotely operated gates to the development with allocated resident and visitor parking.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years and not subject to a Ground Rent. This should be verified by your Solicitor.

SERVICE CHARGE

We understand the service charge is approximately £1,274.00 per annum. 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 E

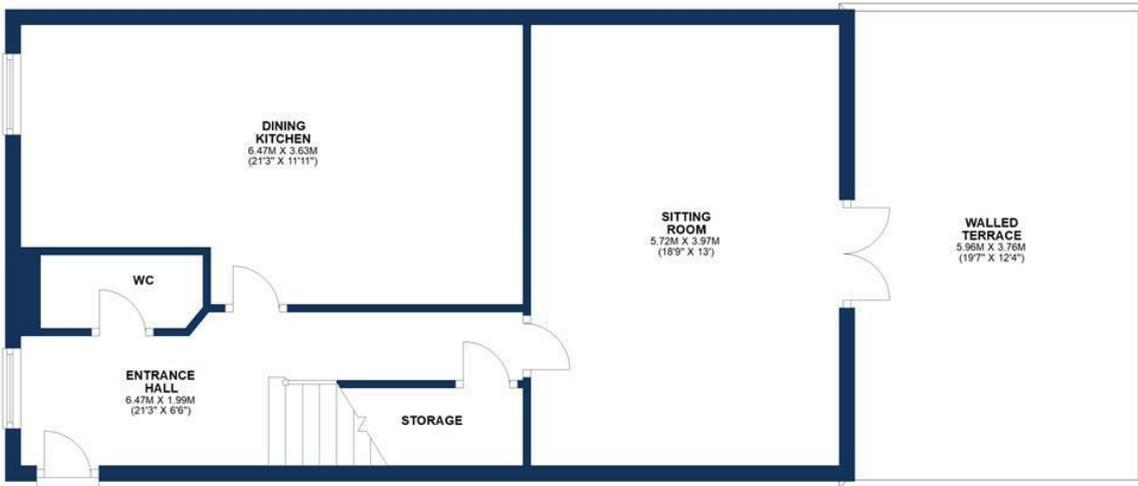
NOTE

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

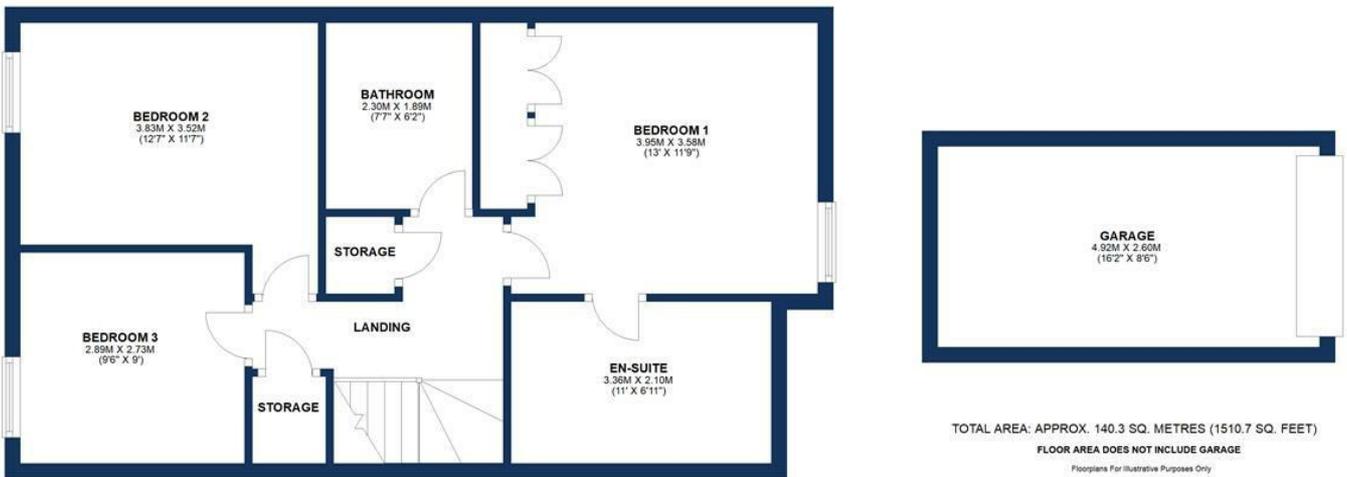


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FIRST FLOOR
APPROX. 82.9 SQ. METRES (892.2 SQ. FEET)



SECOND FLOOR
APPROX. 57.5 SQ. METRES (618.5 SQ. FEET)



TOTAL AREA: APPROX. 140.3 SQ. METRES (1510.7 SQ. FEET)

FLOOR AREA DOES NOT INCLUDE GARAGE

Floorplans For Illustrative Purposes Only



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