



APARTMENT I NORTHEA SUFFOLK ROAD | ALTRINCHAM

OFFERS OVER £850,000

A magnificent duplex apartment forming the ground and lower ground floors of an early Victorian mansion house. Much of the original character remains with 11 feet (3.35m) high ceilings, period features and fireplaces and rooms of elegant proportions. Reception area, cloakroom/WC, magnificent dining hall, adjacent sitting room with French window to the paved terrace and private garden, open plan living room/kitchen re-fitted in a contemporary style with integrated appliances, principle ground floor bedroom suite of spacious double bedroom and shower room/WC, two further en-suite double bedrooms, study, laundry room, store room and detached double garage.

Wonderful location within Victorian Altrincham and well positioned for access to the market, schools, transport etc.

POSTCODE: WA14 4QX

DESCRIPTION

Northlea was originally constructed in the mid 19th century as a substantial individually designed detached residence surrounded by mature tree screen grounds.

In the late 20th century the property was extensively refurbished and re-planned to incorporate two self contained apartments each with their own entrance and apartment I retaining the majority of the grounds.

The accommodation extends to approximately 254 sq mtrs/2734 sq ft and incorporates the principal entertaining rooms benefitting from tall ceilings, moulded cornices, panelled doors and superb fireplaces all of which combine to create a unique home of generous size.

A covered porch opens into the reception area with the cloakroom and WC and walk in closet. Beyond is the superb dining room from which folding glazed doors open into the adjacent sitting room. Here a French window leads to one of the paved terraces and lawn.

In recent years the open plan kitchen/living room has been re-planned and fitted with an extensive range of contemporary style high gloss units incorporating a range of integrated appliances. The ground floor is completed by a spacious principal bedroom and e-suite shower room/WC.

From the dining hall an open staircase leads to the lower ground floor which incorporates two further double bedrooms with en-suite facilities, study, laundry room and large walk in store.

Externally the accommodation is completed by a brick double garage with a remote control up and over door.

Gas fired central heating has been installed together with part double glazing.

The gardens are a feature lying on the southerly and westerly sides incorporating two terraces, and lawn screened by a variety of mature trees and bushes.

The shopping centre of the market town of Altrincham was a little less than a mile distant with the ever popular market, range of shops and restaurants and the Metrolink station providing a commuter service into Manchester and surrounding areas. A little further distant is an access point to the M56 motorway. Within the area are highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

RECEPTION AREA

Approached through an arch shaped glazed door. Mosaic tiled floor. Radiator. Walk in cloaks cupboard.

CLOAKROOM

White low level WC and corner wash basin in a tiled surround. Original Victorian mosaic tiled floor. Radiator.

DINING HALL

26'1" x 13'9" (7.95m x 4.19m)

With the open staircase to one side and a focal point of a polished mahogany fireplace surround with marble insert and hearth and living flame gas coal fire flanked by display shelves and cupboards. Parquet flooring. Four radiators. Folding glazed doors to:

SITTING ROOM

19'9" x 15'11" (6.02m x 4.85m)

An elegant room with windows on two sides including a French window to the adjacent paved terrace. Mahogany fireplace surround with marble insert and hearth and natural coal fire.

OPEN PLAN LIVING ROOM/KITCHEN INCORPORATING

LIVING AREA

16'6" x 10'7" (5.03m x 3.23m)

Natural wood corner fireplace with a cast iron and tiled insert. Tiled floor. Wide opening to:

KITCHEN AREA

15'11" x 13'9" (4.85m x 4.19m)

Fitted with a contemporary style with white high gloss cupboards beneath marble work surfaces with an inset sink and extensive range of base and wall cupboards. larder units and integrated gas hob with extractor above, oven/grill, microwave and recess for dishwasher.

A central island incorporates a breakfast bar. Tiled floor. Recessed lighting. Two radiators.



PRINCIPAL SUITE:

BEDROOM 1

20'4" into the bay x 15'8" (6.20m into the bay x 4.78m)

Plantation shutters. Natural wood flooring. Three radiators.

EN-SUITE

9'7" x 5'4" (2.92m x 1.63m)

Tiled walls and floor and white wide shower enclosure with a thermostatic shower, semi recessed wash basin with cupboards beneath and low level WC. Shaver point. Extractor. Radiator.



LOWER GROUND FLOOR

Approached by a wide staircase with a carved spindle balustrade.

HALLWAY

Radiator.

BEDROOM 2

15'9" x 13'10" (4.80m x 4.22m)

Natural wood flooring. Radiator.

EN-SUITE

10'3" x 4'10" (3.12m x 1.47m)

White panelled bath with shower and screen above, pedestal wash basin, low level WC and bidet all within tiled surrounds. Heated towel rail. Extractor. Recessed lighting.

STUDY

10'5" x 8'9" (3.18m x 2.67m)

Fitted with twin pedestal desk. Radiator.

INNER HALL

Tiled floor. Large walk in store room. Radiator.

BEDROOM 3

15'9" x 10'7" (4.80m x 3.23m)

Radiator.

EN-SUITE

6'10 x 5'6 (2.08m x 1.68m)

Corner shower enclosure, pedestal wash basin and low level WC. Tiled floor. Extractor. Radiator.



LAUNDRY ROOM

15'11" x 9'4" (4.85m x 2.84m)

Inset twin bowl stainless steel sink to heat resistant work surface with cupboards beneath. Matching base and wall cupboards and recesses for washer and dryer. Tiled floor. Wall mounted gas central heating boiler. Radiator.



OUTSIDE

DETACHED BRICK GARAGE

20'3" x 17'0" (6.17m x 5.18m)

Electric up and over door. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We understand that the Freehold of Northlea is vested in apartment 1 subject to a lease for the residue of 999 years from July 1986 to the first/second floor at an annual ground rent of £35.00. Full details will be provided by our clients Solicitor.

COUNCIL TAX

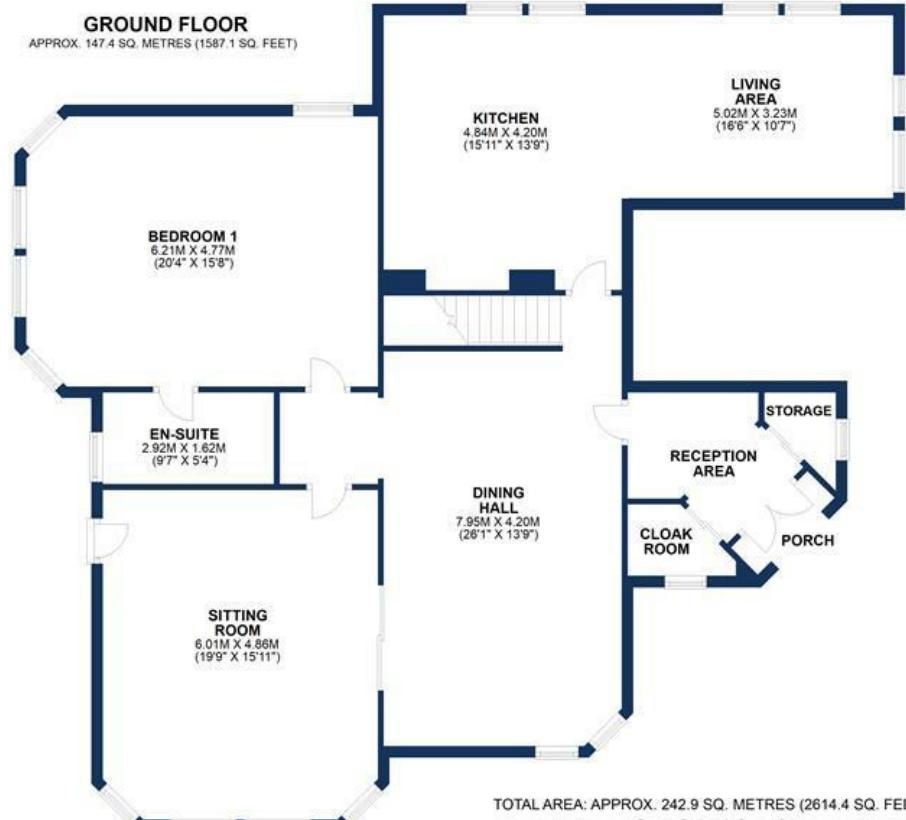
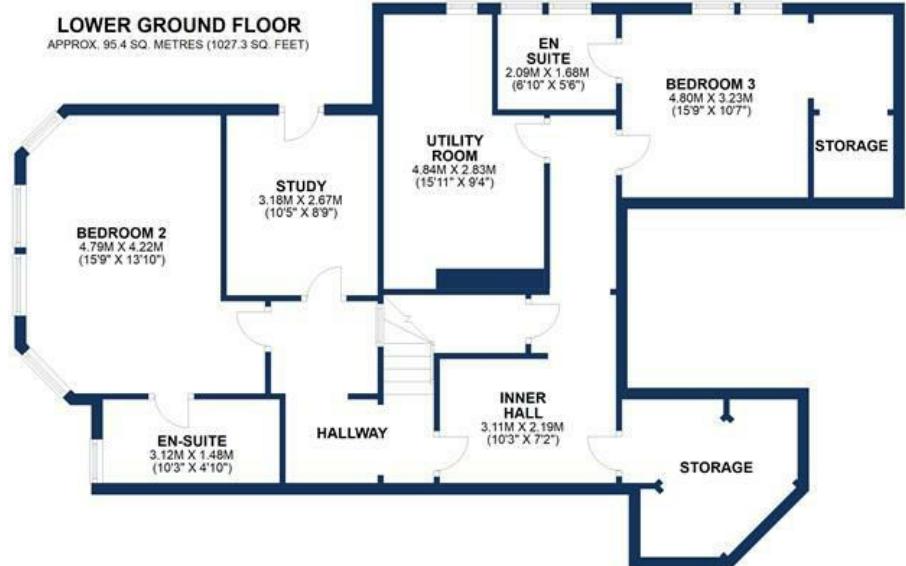
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NOTE

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



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