



## 20 THE CARRIAGES BOOTH ROAD | ALTRINCHAM

£675,000

A well presented town house positioned within a highly desirable location and forming part of this exclusive development. The spacious accommodation is arranged over three floors and briefly comprises portico porch, entrance hall, garden room, utility room, cloakroom/WC, open plan sitting/dining room with feature fireplace, fitted breakfast kitchen with integrated appliances, master bedroom with en suite shower room/WC, two further bedrooms with fitted wardrobes and family bathroom/WC. Gas fired central heating and double glazing. Garage and resident parking. Paved terrace and well-maintained southerly facing communal gardens.



POSTCODE: WA14 4AF

## DESCRIPTION

The Carriages is an exclusive development of period style properties standing within manicured tree lined grounds. Particular features of this attractive townhouse are the secluded position and direct access to the southerly facing communal lawn beyond a paved terrace.

The accommodation is well presented and tastefully decorated complemented by modern fittings and period style features, all of which combines to create a superb home. Upon entering the feeling of space is apparent with the entrance hall forming a welcoming reception area and leading onto a garden room with French window set within a matching bay opening onto the external seating area. There is also an adjacent office which may prove invaluable for those who choose to work from home, useful utility room and a cloakroom/WC completes the ground floor.

The first floor is largely laid out for open plan living but split into distinctive areas with wide bay window overlooking the gardens and grand fireplace surround to the sitting area alongside a dining area which is ideal for formal entertaining. The naturally light breakfast kitchen is fitted with a comprehensive range of units, polished granite work surfaces and full range of integrated appliances plus ample space for a table and chairs.

To the upper floor is the excellent primary suite comprises double bedroom with fitted furniture, bay window providing commanding tree lined views and modern en suite shower room/WC. In addition there are two further bedrooms with fitted wardrobes served by the family bathroom/WC.

The property benefits from a garage with remotely operated door and resident parking is also available within the development.

Approximately a ¼ mile distant is the shopping centre of Altrincham with its highly popular Market Hall 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. The location is also ideal being within the catchment area of highly regarded primary and secondary schools. In addition, a few hundred yards to the north is John Leigh Park with tennis courts and recreation areas.

## ACCOMMODATION

### GROUND FLOOR

#### PORTICO PORCH

Hardwood panelled door set within opaque double glazed side-screens. Intercom system. External wall light point.

#### ENTRANCE HALL

Turned spindle balustrade staircase to the first floor. Cloaks closet with hanging rail and shelving. Under-stair storage cupboard with space for hanging coats and jackets. Recessed low-voltage lighting. Coved cornice. Dado rail. Radiator.

#### GARDEN ROOM

19'11" x 10'9" (6.07m x 3.28m)

Fitted dresser units incorporating bookshelves with cupboards beneath. Timber framed double glazed door set within a matching bay window. Coved cornice. Three radiators.

#### OFFICE

9'10" x 8'6" (3.00m x 2.59m)

Period style fireplace surround with marble insert and living flame/coal effect gas fire set upon a marble hearth. Bookshelves flanking both sides of the chimney breast. Timber framed double glazed window to the rear. Recessed low-voltage lighting. Laminate wood flooring. Coved cornice. Radiator.

#### UTILITY ROOM

9'6" x 7'8" (2.90m x 2.34m)

Base units beneath heat resistant work surfaces and inset composite drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine. Wall mounted gas central heating boiler. Airing cupboard with shelving and housing the hot water cylinder. Opaque timber framed window to the front. Laminate wood flooring. Radiator.

#### CLOAKROOM/WC

Vanity wash basin with mixer tap and low-level WC set within tiled surrounds. Opaque timber framed double glazed window to the front. Laminate wood flooring. Dado rail. Radiator.

### FIRST FLOOR

#### LANDING

Turned spindle balustrade staircase to the second floor. Entry phone system. Recessed low-voltage lighting. Dado rail. Covered radiator.

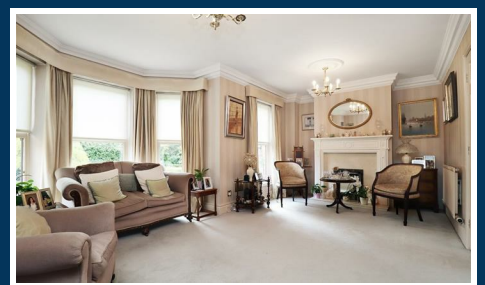
#### LIVING/DINING ROOM

23' x 19'7" (7.01m x 5.97m)

With clearly defined areas and planned to incorporate:

#### SITTING AREA

Grand period style fireplace surround with marble insert and living flame/coal effect gas fire set upon a stone hearth. Timber framed double glazed bay window to the rear. Timber framed double glazed window to the rear. Two ceiling roses. Two radiators.





## DINING AREA

Two wall light points. Coved cornice. Radiator.

## BREAKFAST KITCHEN

19'7" x 10'9" (5.97m x 3.28m)

Fitted with matching wall and base units beneath polished granite work surfaces and 1 1/2 bowl ceramic sink with mixer tap and tiled splash-back. Display unites, shelving and wine rack. Integrated Neff appliances include a double electric fan oven/grill, microwave oven and four ring gas hob with chimney cooker hood above. Integrated fridge/freezer and dishwasher. Ample space for a table and chairs. Three timber framed double glazed windows to the front. Tiled floor. Recessed LED lighting. Coved cornice. Radiator.

## SECOND FLOOR

### LANDING

Turned spindle balustrade. Coved cornice. Covered radiator with bookshelves above.

### BEDROOM ONE

14'9" x 13'3" (4.50m x 4.04m)

Six door range of fitted wardrobes containing hanging rails and shelving plus matching bedside tables. Additional fitted closet with hanging rail flanked by display shelves with cupboards above and drawers beneath. Timber framed double glazed bay window to the rear. Coved cornice. Three radiators.

### EN SUITE SHOWER ROOM/WC

9'5" x 6' (2.87m x 1.83m)

Vanity wash basin with mixer tap and low-level WC. Corner tiled enclosure with thermostatic rain shower. Cabinet and shelving. Opaque timber framed double glazed window to the rear. Partially tiled walls. Tile effect flooring. Recessed LED lighting. Shaver point. Dado rail. Radiator.

### BEDROOM TWO

12'4" x 8'11" (3.76m x 2.72m)

Built-in wardrobe containing double hanging rail and shelving. Two timber framed double glazed windows to the front. Coved cornice. Two radiators.

### BEDROOM THREE

10'9" x 7'3" (3.28m x 2.21m)

Fitted wardrobe containing double hanging rail and shelving. Timber framed double glazed window to the front. Coved cornice. Radiator.

### BATHROOM/WC

8'7" x 6'10" (2.62m x 2.08m)

Fitted with a suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, pedestal wash basin with mixer tap and low-level WC all set within tiled surrounds. Tile effect flooring. Shaver point. Extractor fan. Dado rail. Radiator.

## OUTSIDE

### GARAGE

Remotely operated up and over door. Light and power supplies.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

We are informed each owner occupier is a share holder of the company in which the Freehold is vested and with a long Leasehold to each property. This should be verified by your Solicitor.

### SERVICE CHARGE

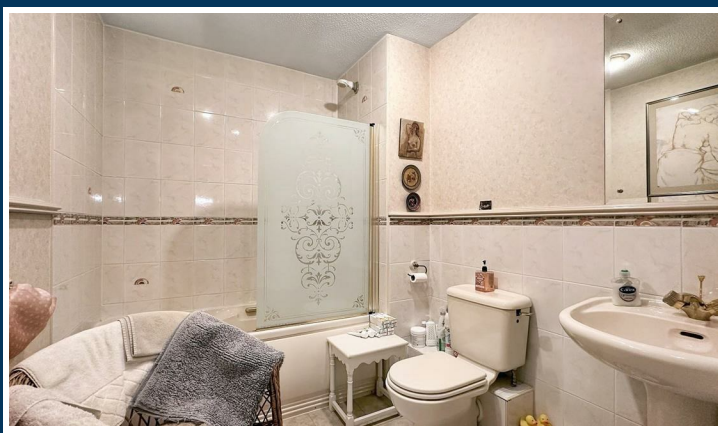
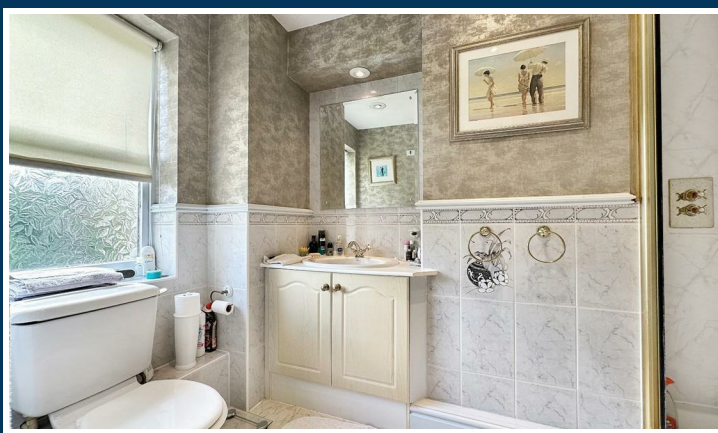
We understand the service charge is £3,186.00 per annum (£265.50 per calendar month). This provides for sweeping and cleaning of all external areas, external lighting and window cleaning. Also cleaning of external doors, porch portico and garage door. Maintenance and insurance of the external fabric of the property and painting. The house was last painted earlier in 2022. All ground maintenance and regular grass cutting.

### COUNCIL TAX

Band F

### NOTE

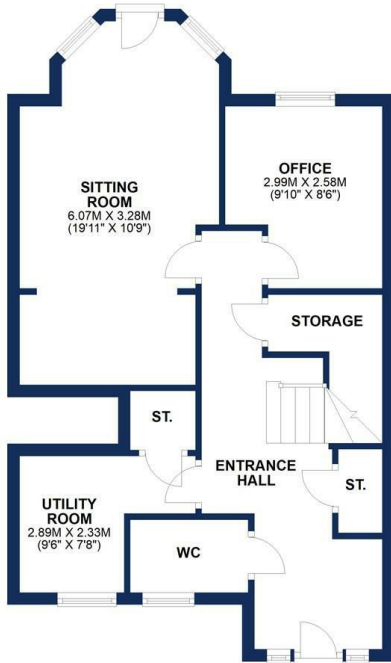
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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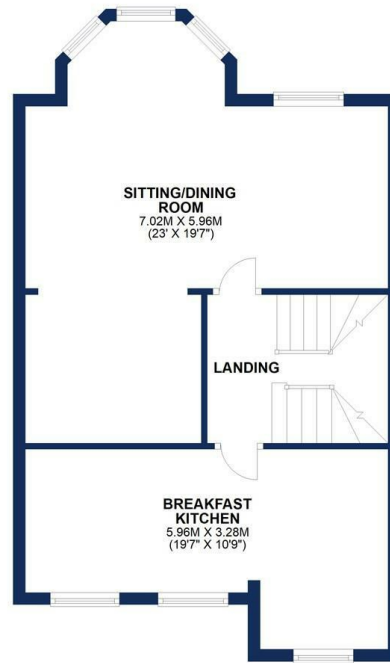
### GROUND FLOOR

APPROX. 50.6 SQ. METRES (544.2 SQ. FEET)



### FIRST FLOOR

APPROX. 52.7 SQ. METRES (567.1 SQ. FEET)



### SECOND FLOOR

APPROX. 52.8 SQ. METRES (568.2 SQ. FEET)



TOTAL AREA: APPROX. 156.0 SQ. METRES (1679.5 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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