



FLAT 5 69 STOCKPORT ROAD | TIMPERLEY

OFFERS IN THE REGION OF £250,000

NO CHAIN This lower ground floor apartment really needs to be seen to be appreciated offering superbly proportioned and presented living space. The accommodation briefly comprises open plan living dining kitchen, two excellent double bedrooms and modern bathroom/WC. The apartment benefits from its own private access via double doors to the front and there is off road parking by way of a garage. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 7LH

DESCRIPTION

This lower ground floor apartment forms part of a period terraced property ideally located within walking distance of Altrincham town centre and the Metrolink station providing a commuter service into Manchester.

The accommodation is superbly proportioned and beautifully presented throughout. Private double doors lead onto an impressive open plan living dining kitchen fitted with a comprehensive range of white high gloss units and with a range of integrated appliances and attractive natural wood flooring throughout. Off the living space is a bay fronted double bedroom and an inner hallway leads onto the main double bedroom and the bathroom. The bathroom is fitted with a contemporary white suite with chrome fittings.

Within the main building there is also access to a large private storage area. Within ownership of the apartment there is also additional space which could be developed and incorporated to create further living space. This area can be seen on the floorplan for reference.

Externally the apartment comes with access to a garage for parking with up and over door and there are communal gardens.

A superb property in an ideal location and viewing is highly recommended.

ACCOMMODATION

LOWER GROUND FLOOR

OPEN PLAN LIVING DINING KITCHEN

18'8" x 17'4" (5.69m x 5.28m)

With a kitchen area fitted with a comprehensive range of white high gloss units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with stainless steel splashback and extractor hood over. Integrated fridge freezer and washing machine. Tiled splashback. Recessed low voltage lighting. Ample space for living and dining suites. Natural wood flooring throughout. Access via double glass panelled doors. Extractor fan. Radiator.

BEDROOM 1

16'1" x 13'6" (4.90m x 4.11m)

With PVCu double glazed window to the front. Television aerial point. Radiator. Recessed low voltage lighting.

BEDROOM 2

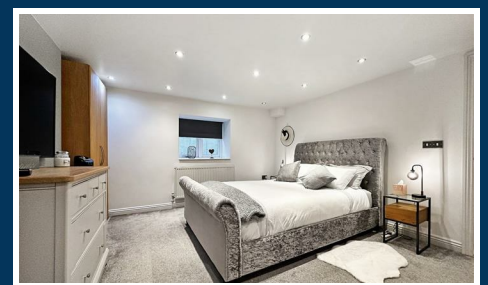
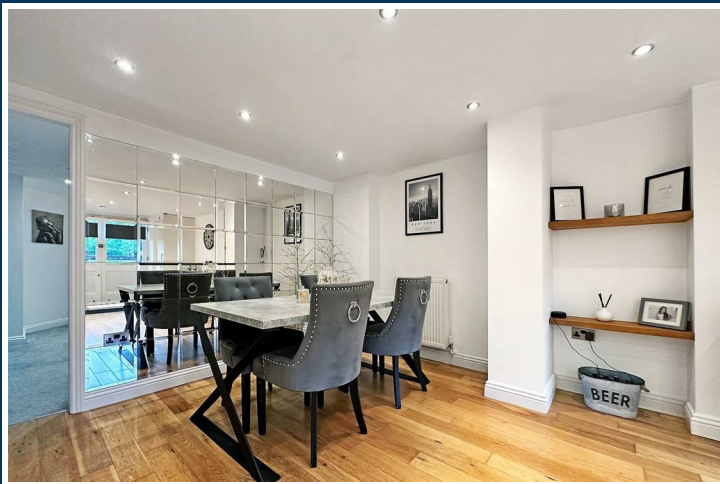
13'3" x 11'10" (4.04m x 3.61m)

With PVCu double glazed bay window to the front. Radiator. Recessed low voltage lighting. Television aerial point.

BATHROOM

9'42" x 5'4" (2.74m x 1.63m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Tiled walls. Chrome heated towel rail. Recessed low voltage lighting. Extractor fan.



OUTSIDE

Towards the rear of the property there is parking by way of a private garage and there is access to communal gardens.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "B"

TENURE

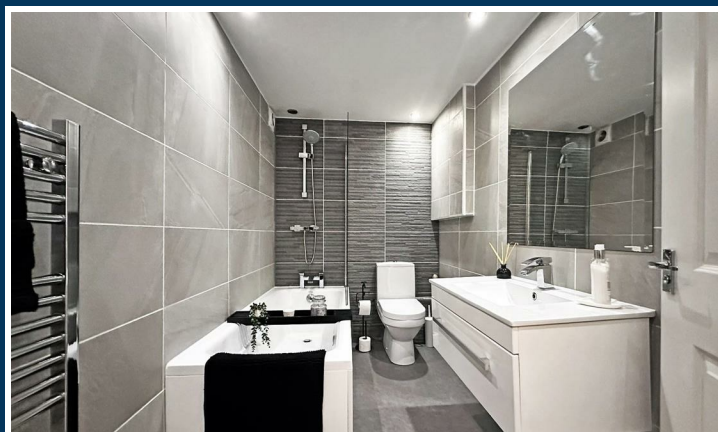
We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 31/12/1995 and subject to a Ground Rent of £5.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

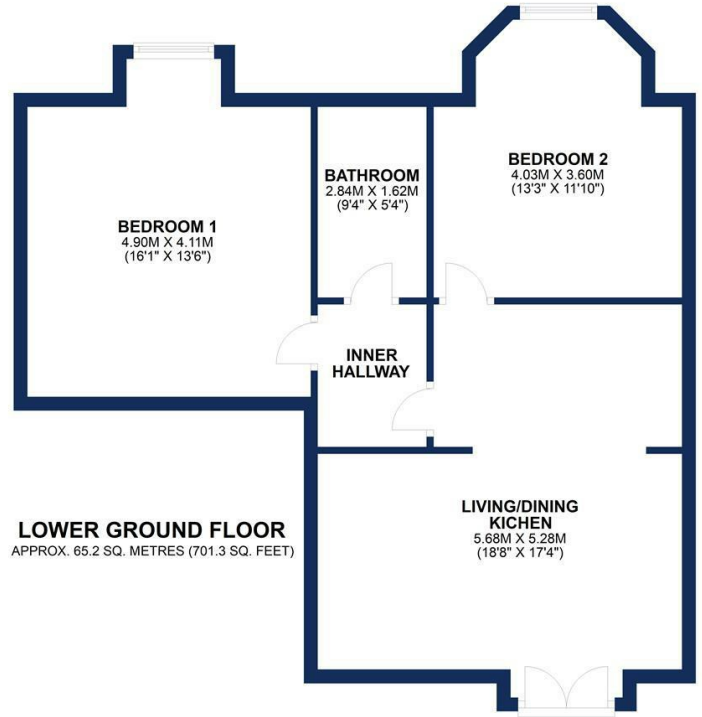
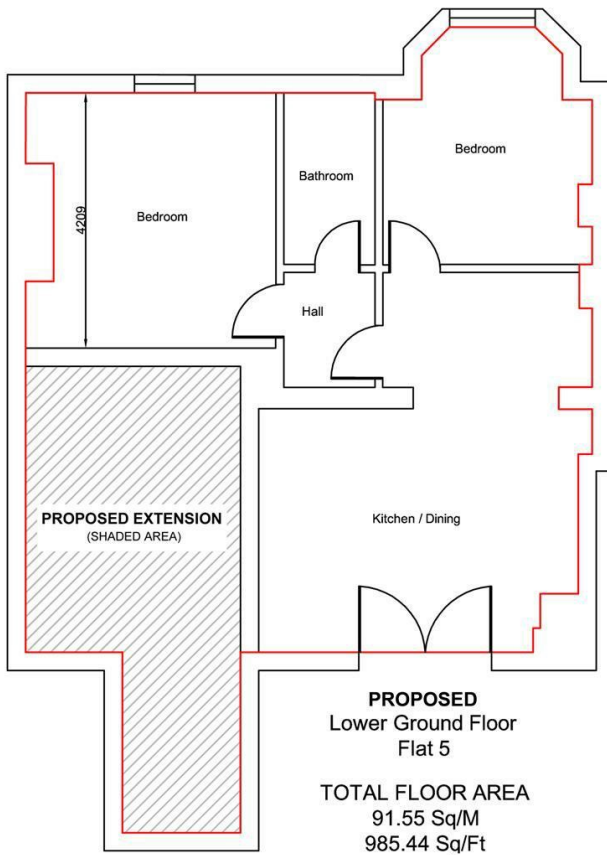
We are informed the service charge is currently £802.00 pa and including buildings insurance. Full details will be provided by our clients Solicitor.

NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



TOTAL AREA: APPROX. 65.2 SQ. METRES (701.3 SQ. FEET)
Floorplans For Illustrative Purposes Only



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