



11 THE CARRIAGES BOOTH ROAD | ALTRINCHAM

£645,000

A beautifully refurbished ground floor apartment positioned in a highly desirable location and forming part of this exclusive development. The exceptionally well presented and contemporary accommodation briefly comprises private entrance hall with cloaks cupboard, spacious sitting room with bay window opening onto a dining room with views across the gardens, fitted kitchen with Neff integrated appliances, master suite including dressing room and shower room/WC, two further double bedrooms and bathroom/WC. Gas fired central heating and double glazing. Secure store room. Garage and resident parking. Delightful grounds within a mature setting.

POSTCODE: WA14 4AF

DESCRIPTION

The Carriages is an exclusive development of period style properties standing within attractive mature tree lined grounds.

Approximately a ¼ mile distant is the shopping centre of the market town 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.

Refurbished by our clients to a high standard and combining contemporary fittings with period style features such as intricate coricing, this ground floor apartment is beautifully presented throughout. The private entrance hall opens onto a spacious sitting room through double opening panelled doors and enjoys views across the grounds through a bay window. The adjacent dining room is ideal for formal entertaining and the stunning kitchen is fitted with a range of high gloss units complimented by natural wood work surfaces with matching breakfast bar and integrated Neff appliances.

There is an exceptional master suite with separate dressing room and sumptuous en suite shower room/WC alongside two further double bedrooms and luxurious bathroom/WC complete with whirlpool bath.

The property benefits from a single garage with remotely operated door and resident parking is also available within the development. Importantly the lower ground floor has separate external access leading to a private secure store room.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Glazed/hardwood front door. Individual mail box. Lift and staircase to upper levels. Dado rail. Wall mounted electric heater.

PRIVATE ENTRANCE HALL

Panelled hardwood front door. Cloaks cupboard with hanging rail and shelving. Recessed LED lighting. Coved cornice. Entry phone. Telephone point. Radiator. Double opening panelled doors to:

SITTING ROOM

19'1" x 13'6" (5.82m x 4.11m)

Timber framed double glazed bay window to the rear. Intricate coved cornice. Recessed LED lighting. Television aerial point. Radiator. Wide opening to:

DINING ROOM

12'10" x 10'2" (3.91m x 3.10m)

Timber framed double glazed window to the rear. Decorative coved cornice. Recessed LED lighting. Radiator.

BREAKFAST KITCHEN

14'6" x 9'11" (4.42m x 3.02m)

Fitted with a range of high gloss white wall and base units beneath natural wood work surfaces and inset composite drainer sink with professional style mixer tap and tiled splash-back. Matching peninsula breakfast bar. Integrated Neff appliances include a fan oven/grill, microwave oven, five ring induction hob with extractor/light above and dishwasher. Integrated wine cooler. Recess for an automatic washing machine and space for a fridge/freezer. Concealed wall mounted gas central heating boiler. Timber framed double glazed window to the side. Large format tiled floor. Recessed LED lighting. Vertical radiator.

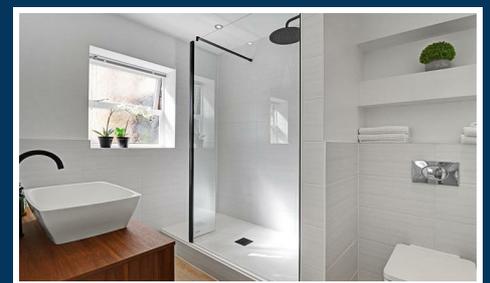
MASTER SUITE

Planned to incorporate:

BEDROOM ONE

17'1" x 14'2" (5.21m x 4.32m)

Timber framed double glazed bay window to the front. Coved cornice. Recessed LED lighting. Radiator.



DRESSING ROOM

9'2" x 6'9" (2.79m x 2.06m)

Arch shaped opaque timber framed double glazed window to the front. Radiator.

EN SUITE SHOWER ROOM/WC

9'2" x 6'8" (2.79m x 2.03m)

White/matt black wall mounted vanity wash basin with counter top mounted mixer tap and low level WC with concealed cistern and recessed shelving above. All set within tiled surrounds. Walk-in tiled shower beyond a glass screen with matt back rain shower plus hand-held attachment. Opaque timber framed window to the side. Wood effect luxury vinyl flooring. Recessed LED lighting. Shaver point. Matt black heated towel rail.

BEDROOM TWO

12'10" x 10' (3.91m x 3.05m)

Timber framed double glazed window to the side. Recessed LED lighting. Coved cornice. Radiator.

BEDROOM THREE

12'10" x 9'6" (3.91m x 2.90m)

Timber framed double glazed window to the side. Recessed LED lighting. Coved cornice. Radiator.

BATHROOM/WC

8'5" x 6'5" (2.57m x 1.96m)

Fitted with a white/chrome suite comprising whirlpool bath with wall mounted mixer tap, vanity wash basin with mixer tap and cantilevered low level WC with concealed cistern all set within tiled surrounds. Recessed shelving. Wood effect luxury vinyl flooring. Ceiling mounted Bluetooth speakers. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

LOWER GROUND FLOOR

PRIVATE STORE ROOM

14'11" x 8'1" (4.55m x 2.46m)

Accessed from the communal entrance hall or via a separate external entrance at lower ground floor level.

OUTSIDE

GARAGE

17'2" x 9'4" (5.23m x 2.84m)

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 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

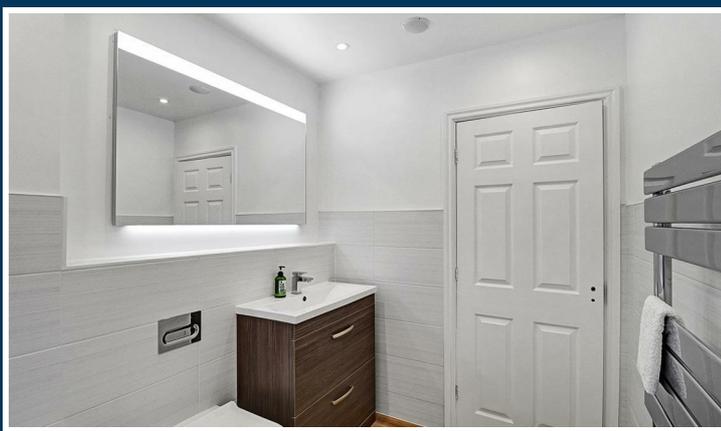
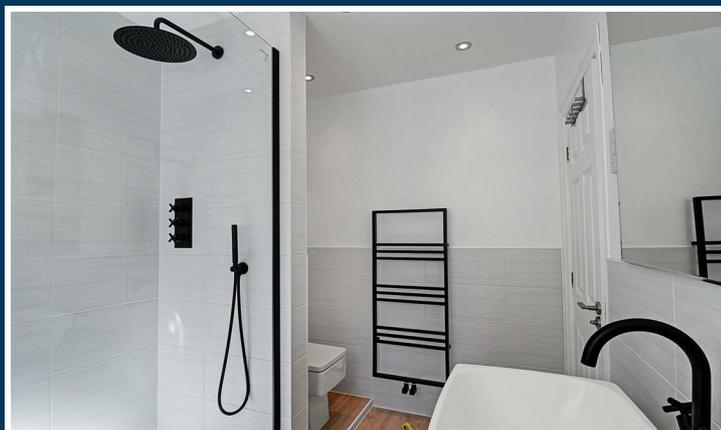
We understand the service charge is approximately £3,564.00 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band G

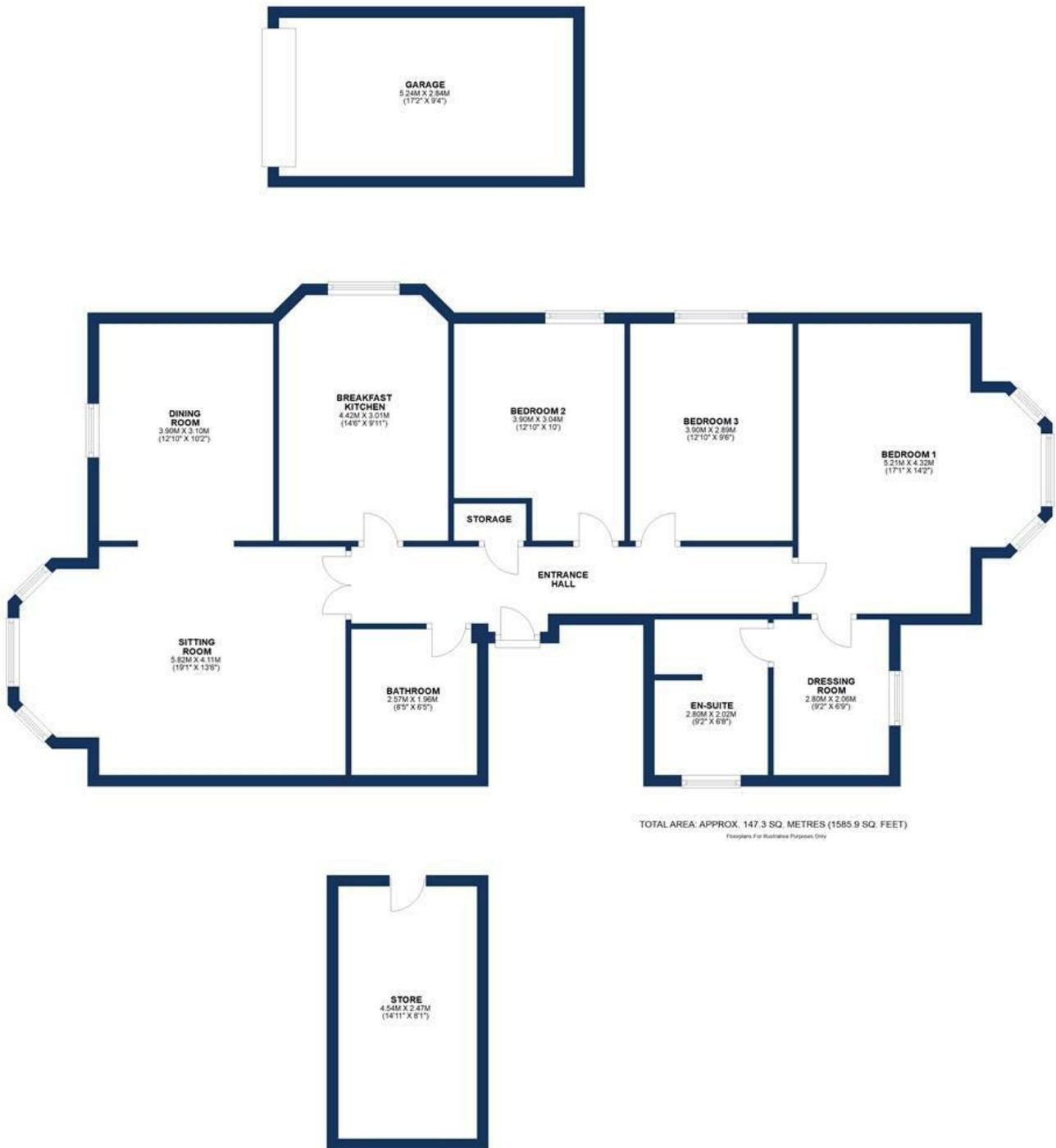
NOTE

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. 147.3 SQ. METRES (1585.9 SQ. FEET)



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