



PAUL BIRTLES

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Offers Over £440,000

A REALLY SPACIOUS THREE DOUBLE BEDROOM GROUND FLOOR APARTMENT THAT OCCUPIES A FANTASTIC LOCATION WITHIN EASY WALKING DISTANCE OF THE FACILITIES AVAILABLE WITHIN ALTRINCHAM TOWN CENTRE
Accommodation over 1000 sq ft. Communal entrance hall, private entrance hall, large living room, 'Eat-in' kitchen, one en-suite and a family bathroom/WC. Set within pleasant communal gardens. Garage adjacent with parking in front for an additional car. Hidden away just off the main Dunham Road. Gas central heating system and double glazing. No ongoing vendor chain. Must be viewed to be appreciated. Virtual tour available.

Entrance Hall

With two radiators and a useful cloaks/storage area off.

Kitchen

With a single drainer stainless steel sink unit and an excellent range of fitted base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, double glazed window and a radiator. Space for appliances.

Bedroom

With a radiator and a double glazed window. Currently utilised as a separate dining room.

Bedroom

With a radiator and a double glazed window. Range of fitted wardrobes and storage space.

Bedroom.

With a radiator with a decorative cover and a double glazed window. Range of fitted wardrobes and storage space. Access to:

En-Suite

With a walk-in shower, wash hand basin and low level WC. Tiled decor, extractor fan and double glazed window. Radiator.

Lounge

With a feature fireplace. Radiator with decorative cover, double glazed window and double glazed double doors out to the communal gardens and garage.

Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Over the bath shower with a rail and curtain. Double glazed window, chrome ladder radiator and tiled decor. Linen/storage cupboard.



Outside

The development is set within pleasant, mature communal gardens. There's a GARAGE adjacent with power, light and an up and over door. There's useful loft storage in the garage also. Residents use the area in front of the garage for additional parking.

Additional Information

The tenure of the property is LEASEHOLD for the residue of 999 years from 01/01/1988.

A service charge is payable of £70 pcm to Highbank Services Limited.





Ground Floor Building 1



Ground Floor Building 2

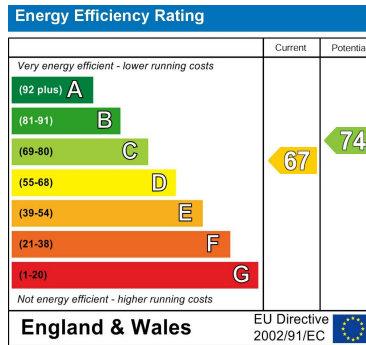
Approximate total area⁽¹⁾

1175.53 ft²
109.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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