

John N
Hilditch & Co



**APARTMENT 1, NORTHLANDS, GREY ROAD,
ALTRINCHAM, CHESHIRE, WA14 4BT**

SET ON ONE OF THE PRETTIEST ROADS IN ALTRINCHAM
A BEAUTIFULLY PROPORTIONED SPLIT LEVEL APARTMENT
WITH THE BENEFIT OF ITS OWN PRIVATE ENTRANCE.

£375,000

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333
Email: sales@jhilditch.com

DESCRIPTION

Forming part of a converted mansion house on one of Altrincham's prettiest roads and within walking distance of the town centre this property offers well planned accommodation with its own private entrance having a covered porch and private reception area, the first floor comprises an entrance hallway, a beautifully proportioned sitting room, a dining kitchen with separate split level dining area and a family bathroom. At top floor level is a master bedroom with en-suite and a second bedroom with shower. Externally is a single brick garage and parking area. Completing the overall picture are beautifully landscaped communal gardens.

Grey Road is characterised by a mixture of converted apartments and prestigious detached houses. Altrincham's town centre sits within five minutes by car, Hale's fashionable village is also close at hand. The urban motorway network and International Airport are on the doorstep, Altrincham's busy market town and Metrolink services provide added communication links.

DIRECTIONS

Travelling from our office in Hale proceed over the level crossing onto the traffic lights. Continue into Stamford Road and at the top pass 'The Griffin' on the right and turn right onto The Firs and second left onto St. Margarets Road. At the junction with Dunham Road turn left and almost immediately right into Gorse Lane. Pass Booth Road on the right and at the crossroads bear right onto Grey Road. 'Northlands' is a short distance along on the right.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

A short flight of steps leads to the covered porch.

COVERED PORCH

with a pitched roof and exposed beams. Quarry tiled floor. A panelled/glazed door opens into the private reception area.

PRIVATE RECEPTION AREA 14'9" X 6'0" (4.49 X 1.82)

with a spindled balustrade staircase returning to the rear with a tall gable window at half landing level. Tiled floor. Understairs store housing the gas central heating boiler.

FIRST FLOOR & LANDING

ENTRANCE HALL APPROXIMATELY 15'0" X 7'0" (4.57 X 2.13)

featuring a vaulted timber framed ceiling and stripped pine doors and architraves. To one side is a study area with a fitted desk, wall cupboards and adjacent library shelves. Also, to the other side, is a useful library/shelved area.

SITTING ROOM 20'0" X 15'9" (6.09 X 4.8)

an elegant room of generous size with a focal point of a period style fireplace surround with a marble insert and hearth with a living flame gas coal fire framed in brass. Cornice and ceiling moulding. Twin sash windows overlooking the landscaped gardens and water feature. Two radiators.

DINING KITCHEN 21'9" X 14'9" (6.62 X 4.49)

a superb split level room planned to incorporate a DINING AREA to the front toward the bay window.

Turned spindle balustrade and step up to the kitchen area.

KITCHEN AREA

fitted with a range of contemporary style units with high gloss doors and stainless steel handles and heat resistant work surfaces with an inset single drainer stainless steel sink and pillar tap and recess beneath with washer and dishwasher. Matching base and wall cupboards and integrated oven/grill. A unique central circular island in stainless steel includes a six ring Miele electric hob, recessed sink and with an illuminated stainless steel canopy above. Recess low voltage lighting. Tiled floor. Entry phone.

BATHROOM

recently fitted with a white/chrome Villeroy and Boch panelled bath with a hand held shower, cantilever wash basin and low level wc, all within neutral tone Villeroy and Boch tiled surrounds including the floor. Vertical radiator/towel rail.

INNER HALL

radiator. Deep understair cloak/storage cupboard and staircase to the upper floor.

UPPER FLOOR

LANDING

twin inset roof lights.

MASTER SUITE - BEDROOM ONE 20'6" X 14'9" (6.24 X 4.49)

a stunning room fitted with a complete range of furniture including maple wood wardrobes, bedside cabinets, display shelves, dressing table and long vanity unit with twin inset wash basins and cupboards beneath in a tiled surround. Two radiators.

EN-SUITE

fully tiled walls and white suite including a wide tiled shower cubicle with extractor/light above and low level wc.

BEDROOM TWO 15'6" X 14'6" (4.72 X 4.41)

including seven door fitted wardrobes with hanging rails, shelving and cupboards above. Wash basin and concealed walk-in tiled shower with a thermostatic shower. Twin arch shaped windows benefit from views towards St. Margaret's Church to the South. Radiator.

EXTERNALLY

BRICK SINGLE GARAGE/STORE 18'0" 8'6" WIDENING TO 13'0" (5.48 X 2.59 WIDENING TO 3.96)

up and over door. Light and power supplies.

ADDITIONAL PARKING AREA

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

SERVICE CHARGE: £200 PCM

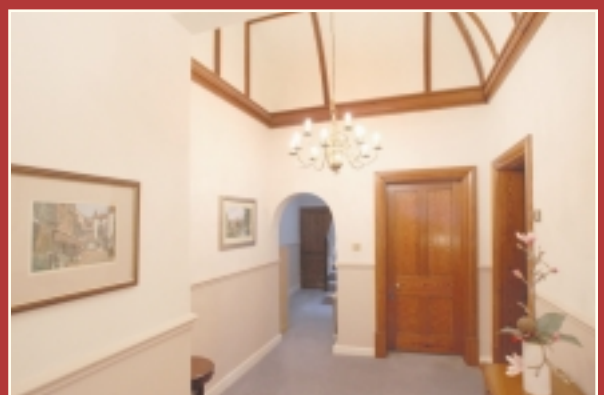
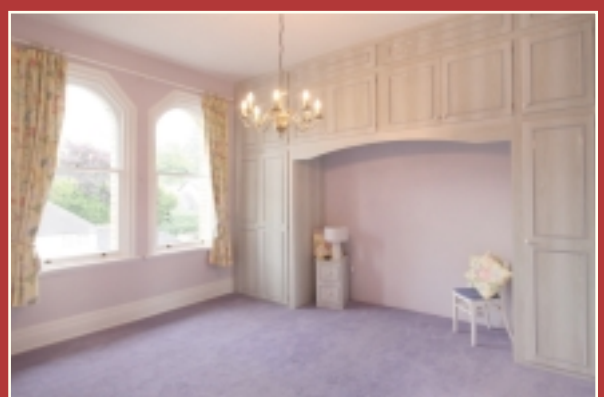
ASSESSMENT:

Trafford Borough Council. Council Tax Band 'F'

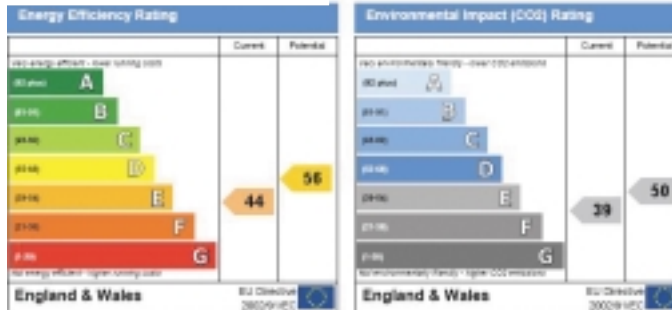
VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Address: Flat 1 Northland, Grey Road, , ALTRINGHAM, WA15 9SF
 0161 929 6363 0161 929 6333



GROUND FLOOR



1ST FLOOR



2ND FLOOR

APARTMENT 1 NORTHLANDS, GREY ROAD
 Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 02011

FLOOR PLANS Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF

Tel: 0161 929 6363 Fax: 0161 929 6333

Email: sales@jhilditch.com

NOTICE: John Hilditch & Co for themselves and for 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 or lessees, and do not constitute, nor constitute part of, an offer or contract;
 (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 (iii) no person in the employment of John Hilditch & Co has any authority to make or give any representation or warranty whatever in relation to this property.