

John N
Hilditch & Co



**APARTMENT 7, NORTHWOLD HOUSE
DORSET ROAD, ALTRINCHAM
CHESHIRE WA14 4QN**

OCCUPYING A SUPERB LOCATION A BEAUTIFULLY PRESENTED
SECOND FLOOR APARTMENT SET IN A MANSION BUILDING
CONVERTED BY MEREPARK HOMES IN 2002.

£375,000

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333

DESCRIPTION

Occupying a superb location in one of the finest parts of Altrincham, this two bedroomed second floor apartment offers well planned accommodation spread predominantly across one level. Briefly the gas centrally heated and double glazed accommodation which is approached via a communal entrance with lift and staircase to the second floor comprises a large split level entrance hallway with useful storage areas, magnificent principal living area with dining and living space, fully fitted breakfast kitchen with every modern appliance, master bedroom with en-suite, guest bedroom and guest bathroom. Externally is a carport, parking and the gardens as described overleaf.

This particular property is presented to a light, tastefully contemporary theme and as previously mentioned is located in one of the best regarded areas in Altrincham. The area generally is characterised by a mixture of top class houses and apartments and is set within a mile of Altrincham's busy market town centre with its Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep and sporting and recreational facilities abound. Hale's fashionable village lies between five and ten minutes away with its range of shops and services.

DIRECTIONS

From the centre of Altrincham proceed up the A56 in the direction of the Bowdon roundabout. After approximately of a mile the road bears sharply to the left, at that point turn right into Bradgate Road. Continue along Bradgate Road which also bears sharp left and turn second right into Dorset Road where the development will be found almost immediately 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.

SECOND FLOOR

ENTRANCE 13.8 X 2.2 MAXIMUM (40'0" X 6'7")

an excellently proportioned entrance set out in a split level fashion with a small vestibule area immediately at the front of the apartment, raised above the general level of the apartment with a useful understairs storage area. Further vestibule area with telephone point, TV video entry phone system and double leaf radiator. The inner part of the hallway is also set out in a split level fashion with double leaf radiator, walk-in cylinder cupboard and access to the family bathroom. In addition to which is a broom cupboard.

PRINCIPAL LIVING ROOM 8.96 X 5.42 MAXIMUM (29'4" X 17'9") NARROWING TO 3.95 (12'11")

in the centre of the room this room is separated into two distinct areas. There is a large informal living area, the focal point of which is a Minster stone fireplace and hearth incorporating a coal effect gas fire. There is a large rectangular bay window overlooking the communal front gardens ideal for informal sitting etc. There are two wall light points. Two double leaf radiators. Television point. Telephone point. In addition to which is a well proportioned informal dining area with rectangular bay overlooking the side gardens. Double leaf radiator. Two wall light points. Moulded ceiling corning throughout.

BREAKFAST KITCHEN 6.02 X 2.99 (19'9" X 9'9")

comprehensively fitted with a range of contemporary units comprising inset 1 bowl sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards and mottled granite work tops with granite breakfast bar with cupboards beneath with a concealed radiator. Tiled walls. Recessed ceiling downlighters. Kitchen appliances comprising built-in double Bosch stainless steel oven and matching microwave. Five ring gas hob with stainless steel canopy over. Integrated refrigerator, freezer and dishwasher. Washing machine.



MASTER BEDROOM 4.95 X 4.88 (16'2" X 16'0") OVERALL

double leaf radiator. Walk-in wardrobe. Television point. Telephone point. Additional built-in double wardrobe.

EN-SUITE SHOWER ROOM 1.69 X 2.28 (5'6" X 7'6")

measured into the shower cubicle contemporary white suite comprising low level wc, pedestal wash basin, fully tiled and enclosed shower cubicle with thermostatic shower and concertina shower doors. Half tiled walls. Shaver point. Recessed ceiling downlighters.

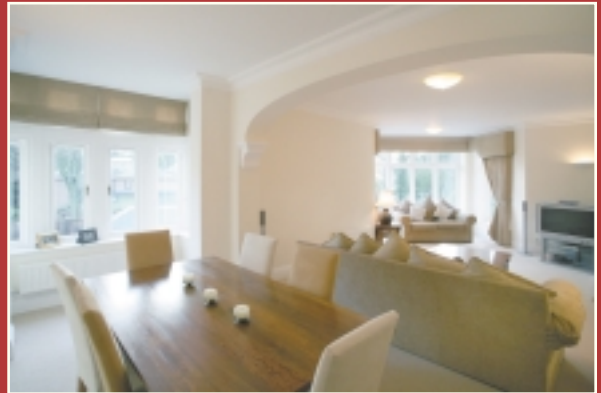


BEDROOM TWO 4.6 X 3.57 (15'3" X 11'8")

double leaf radiator. Built-in double wardrobe. Moulded ceiling cornicing. Opposite is a guest bathroom accessed from the main hallway.

GUEST BATHROOM 3.3 X 1.86 (9'11" X 6'1")

fitted with a contemporary white suite comprising low level wc, panelled bath, pedestal wash basin all in a half tiled surround. Fully tiled and enclosed shower cubicle with thermostatic shower and concertina shower door. Double leaf radiator. Shaver point. Recessed downlighters.



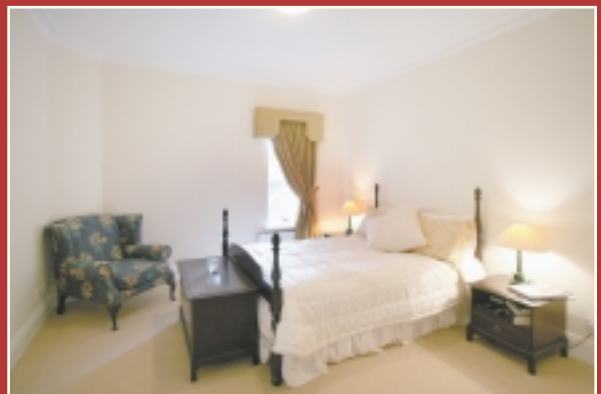
EXTERNALLY

CARPORT

VISITORS AND RESIDENTS PARKING

GARDENS

Northwold House sits in beautifully tended communal gardens. An ornamental garden fronts the property which also incorporates the carports and hard standing for visitors and residents parking. The gardens themselves are neatly screened from Dorset Road which is in itself as a quiet no through road. There are a large number of mature shrubs and trees in the garden and gardens adjacent affording an excellent level of privacy.



SERVICES

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

ASSESSMENT

Trafford Borough Council. Council Tax Band 'F'.

VACANT POSSESSION UPON COMPLETION

VIEWING

By appointment through the Agent.





APARTMENT 7, NORTHWOLD HOUSE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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