

*John N*  
**Hilditch & Co**



**THE MEWS, NORTHLANDS, GREY ROAD,  
ALTRINCHAM, CHESHIRE, WA14 4BT**

OCCUPYING A FABULOUS LOCATION IN A QUIET BACK WATER OF  
ALTRINCHAM A BEAUTIFULLY REFURBISHED DETACHED MEWS  
PROPERTY OFFERING EXPANSIVE ACCOMMODATION SPREAD OVER  
TWO FLOORS.

**£925,000**

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## DESCRIPTION

Beautifully refurbished by our clients over recent times, 'The Mews' offers expansive accommodation spread over two floors set in one of the quietest locations in Altrincham.

The accommodation briefly comprises a deep welcoming entrance hallway with an oak floor throughout, a beautifully proportioned lounge, an open plan dining kitchen with every modern appliance which in turn leads through to a utility room and boiler room. Completing the ground floor is a large sitting/dining room with ground floor wc adjacent, and this whilst offering a fabulous entertaining room, could also be amended to provide an occasional bedroom with en-suite facilities. Leading from a substantial landing at first floor level are four bedrooms, two en-suites plus family bathroom. Whilst externally are the gardens, garaging and car parking facilities as described overleaf.

This property as previously mentioned sits well back from Grey Road behind an electronic gated entrance. The properties locally are characterised by a mixture of large detached houses and some converted apartments and are handily located for Altrincham Town Centre. Hale's fashionable village lies within five to ten minutes drive as does the urban motorway network and International Airport. Schools for all ages serve the area, the Bollin Valley and National Trust land also lie within five to ten minutes drive.

As previously stated this house has been beautifully refurbished and is presented to a light, tasteful contemporary theme in what anybody would regard as walk-in condition.

## DIRECTIONS

From the centre of Altrincham proceed up the main A56, through the speed camera, turning right onto Gorsey Lane. Follow Gorsey Lane round to the junction with Harrington Road. At this junction bear immediately right onto Grey Road and the property will be found behind 'Northlands' on the right hand side with its own private entrance.

## 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

### HALL 26'0" X 6'0" (7.93 X 1.83)

with oak flooring throughout, a spindle balustrade staircase turning to the first floor with storage recess beneath, built-in bookshelves and storage cupboard and halogen lighting to the ceiling.

### LOUNGE 22'1" X 17'7" (6.74 X 5.37)

a superbly sized principal reception room with a continuation of the oak flooring, halogen lighting and with two wide multi paned windows providing natural light. There is a polished granite fireplace surround to the living flame fire. A door leads through to the

### 25'11" X 14'7" (7.91 X 4.45) COMBINED SITTING ROOM AND STUDY.

This dual function room has two wide multi paned windows to the front, extensive halogen lighting throughout and built-in book shelving. Directly off this room is a well appointed GROUND FLOOR WC with white suite, chrome fittings, halogen lighting and ceramic tiling.

### OPEN PLAN LIVE IN DINING KITCHEN 28'7" X 15'8" (8.72 X 4.78)

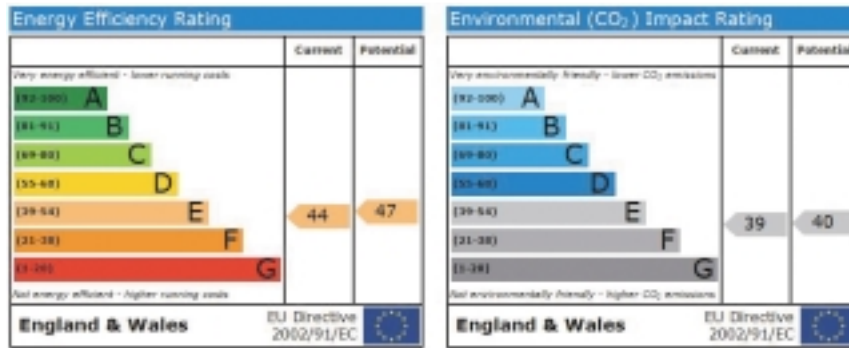
a fantastic day to day informal living, dining and working kitchen space designed to meet the needs of the modern family living with French doors and windows giving access to an enjoying an aspect over the courtyard patio areas. There is ceramic tiled flooring and halogen lighting throughout and within the kitchen area the ceiling has been vaulted, rising to a height of 13'4" (4.07). The kitchen area itself is fitted with an extensive range of custom made, traditional style, hand painted finish wood fronted units with black granite worktops arranged around a central granite top island unit with inset sink. An Aga Range cooker is currently fitted, and would be available if desired. Additional appliances include an integrated Neff combination microwave and integrated dishwasher. Extensive cupboards, including pantry style cupboards. A wide opening leads through to the

### 11'10" X 8'8" (3.61 X 2.64) UTILITY ROOM

effectively an extension of the kitchen, again with a vaulted ceiling rising to 13'4" (4.07) in height and with windows and a stable door giving access to and enjoying an aspect of the courtyard and gardens. The utility is fitted with a matching range of units to that of the kitchen with granite worktops and a double Belfast style sink. There are housing units for a freestanding washing machine and dryer, ample space for a large fridge freezer and a continuation of the ceramic tiled flooring.

A door gives access to a large walk-in CLOAKROOM housing the gas fire central heating and a comprehensive pressurised hot water system. This room could also be altered to provide an alternative ground floor wc to the existing one positioned off the sitting room and study.





### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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