



**FLAT 2 69 STOCKPORT ROAD | TIMPERLEY**

**£235,000**

\*\*\*NO ONWARD CHAIN\*\*\* This ground floor apartment forms part of a large period property and is ideally positioned within easy reach of Altrincham town centre and with views towards Altrincham Golf Course. The accommodation briefly comprises secure communal entrance hall, open plan sitting/dining room with a focal point of a log burning stove, fitted kitchen with a full range of integrated appliances, bedroom with period style fireplace and adjacent bathroom/WC. Off road parking is provided by way of a garage. Viewing is highly recommended to appreciate the standard of the accommodation on offer.

POSTCODE: WA15 7LH

## DESCRIPTION

This ground floor apartment forms part of a period terraced property ideally located within walking distance of Altrincham town centre and the Metrolink station providing a commuter service into Manchester. There are also views towards Altrincham Golf Course.

The accommodation is superbly proportioned with high ceilings and beautifully presented throughout. From the communal entrance hall there is access onto an open plan sitting/dining room with a focal point of a solid fuel burner and this open plan space leads onto the fitted kitchen. The kitchen has a comprehensive range of units and a full range of integrated appliances. The bedroom benefits from fitted wardrobes and has a focal point of a period style cast iron fireplace and opens onto the bathroom/WC fitted with a period style white suite with chrome fittings.

The accommodation is completed by access to a private storage area within the main building.

Externally the apartment comes with access to a garage for parking with up and over door and there are communal lawned gardens.

A superb property in an ideal location and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

#### OPEN PLAN SITTING/DINING ROOM

15'0" x 13'9" (4.57m x 4.19m)

A beautiful room with sash window to the front overlooking the lawned gardens and with a focal point of a solid fuel burner. Hardwood front door. Fitted storage and shelving. Radiator. Natural wood flooring. Television aerial point. Opening to:

#### KITCHEN

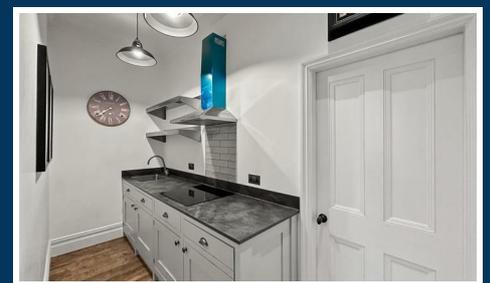
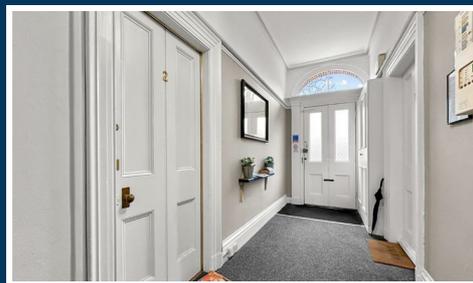
13'9" x 4'7" (4.19m x 1.40m)

Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink unit plus four ring induction hob with stainless steel extractor hood. Integrated oven/grill plus combination microwave oven. Integrated fridge freezer, dishwasher and washing machine.

#### BEDROOM

11'7" x 9'0" (3.53m x 2.74m)

With a focal point of a cast iron period style fireplace. Fitted wardrobes. Sash window to the rear. Natural wood flooring. Panelled walls. Period style radiator.



## BATHROOM

11'10" x 6'4" (3.61m x 1.93m )

Fitted with a period style white suite with roll top claw foot bath and mixer shower, pedestal wash hand basin and WC. Sash window to side plus opaque PVCu double glazed window to the rear. Extractor fan. Period style radiator. Cupboard housing combination gas central heating boiler. Part panelled walls.

## OUTSIDE

Towards the rear of the property is parking by way of a private garage and there is access to the communal gardens to the front.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Trafford Band "A"

## TENURE

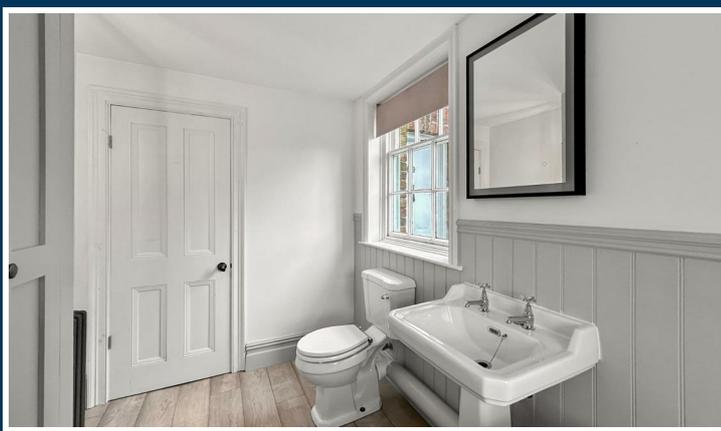
We are informed the property is held on a Leasehold basis for the residue of a 171 year term commencing 24/06/1975 and subject to a Ground Rent of £20.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

We are informed the service charge is currently £160.00 pcm and includes buildings insurance. Full details will be provided by our clients Solicitor.

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 43.1 SQ. METRES (463.5 SQ. FEET)

Floorplan for illustrative purposes only



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