



4 DUNHAM LAWN BRADGATE ROAD | ALTRINCHAM

£425,000

A superbly presented and well proportioned first floor apartment with private balcony and beautiful grounds which need to be seen to be appreciated. The accommodation briefly comprises communal entrance hall, private entrance hall with utility/laundry room, spacious sitting/dining room, modern fitted kitchen with integrated appliances, primary bedroom with contemporary en-suite bathroom/WC, further double bedroom and shower room/WC. Gas fired central heating and PVCu double glazing. Tandem garage with remotely operated door. Resident and visitor parking. Ideal location approximately half a mile from Altrincham town centre.

POSTCODE: WAI 4 4QJ

DESCRIPTION

Dunham Lawn is a secluded development of apartments arranged over two floors and constructed in a modern style surrounded by mature tree lined grounds. The location is ideal being just a short distance from Dunham Golf Club. The shopping centre of Altrincham is approximately half a mile distance with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The property is also well placed for the surrounding network of motorways and the Metrolink station provides a commuter service into Manchester.

The superbly presented accommodation is approached beyond a secure communal reception area with staircase to the first floor. The private entrance hall has access to a utility/laundry room and separate cloaks closet and leads into the open plan living space. A spacious sitting/dining room overlooks the attractive communal grounds and opens onto a private covered balcony with delightful views across the communal gardens. The breakfast kitchen is fitted with a contemporary range of high gloss units complemented by wood effect work surfaces and a matching breakfast bar alongside a range of integrated appliances.

The primary bedroom benefits from fitted furniture and a luxurious en-suite bathroom/WC. The second double bedroom also features built-in wardrobes and is served by a modern shower room/WC.

Externally, as previously mentioned, the well tended communal grounds are laid mainly to lawn and screened by a variety of mature trees. There is ample resident and visitor parking plus access to a tandem garage with remotely operated up and over door.

ACCOMMODATION

GROUND FLOOR

SECURE COMMUNAL RECEPTION AREA

Staircase to the first floor.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Hardwood front door. Cloaks closet with hanging rail and shelving.

UTILITY/LAUNDRY ROOM

9'2" x 7'5" (2.79m x 2.26m)

Stainless steel drainer sink with mixer tap. Space for an automatic washing machine, tumble dryer and fridge/freezer. Wall mounted gas central heating boiler. Opaque PVCu double glazed window. Mosaic effect flooring. Radiator.

INNER HALL

13'4" x 4'11" (4.06m x 1.50m)

Entry phone. Radiator.

SITTING/DINING ROOM

30'1" x 14'4" (9.17m x 4.37m)

Planned to incorporate:

DINING AREA

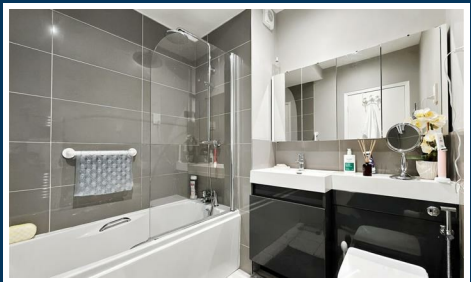
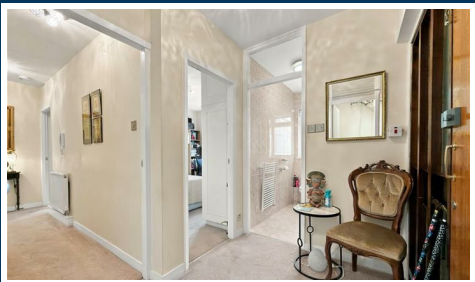
PVCu double glazed window. Radiator.

SITTING AREA

Wide PVCu double glazed window. Recessed LED lighting. Radiator. PVCu double glazed French window to:

COVERED BALCONY

Wrought iron balustrade. Tiled floor.



BREAKFAST KITCHEN

13'1" x 11'2" (3.99m x 3.40m)

Fitted with a range of high gloss fronted wall and base units beneath wood effect heat resistant work-surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap and waste disposal unit plus tiled splash-back. Matching breakfast bar. Integrated appliances include a NEFF electric fan oven/grill, warming drawer, NEFF four zone induction hob with NEFF stainless steel chimney cooker hood above, fridge and dishwasher. Wide PVCu double glazed window. Mosaic effect flooring. Radiator.

BEDROOM ONE

17'6" x 14'9" (5.33m x 4.50m)

Six door range of built-in wardrobes containing hanging rails, drawers and shelving with cupboards above. matching twin pedestal dressing table. Wide PVCu double glazed window. Recessed LED lighting. Radiator.

EN SUITE BATHROOM/WC

7' x 6'9" (2.13m x 2.06m)

White/chrome panelled bath with thermostatic shower plus handheld attachment and screen above, vanity wash basin with mixer tap and WC with concealed cistern. All set within tiled surrounds. Tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

11'2" x 10'7" (3.40m x 3.23m)

Four door range of built-in wardrobes containing hanging rails, drawers and shelving plus cupboards above. PVCu double glazed window. Radiator.

SHOWER ROOM/WC

7' x 5'4" (2.13m x 1.63m)

White/chrome vanity wash basin with mixer tap and low-level WC. Tiled shower enclosure with thermostatic shower. Opaque PVCu double glazed window. Tiled walls and floor. Shaver point. Heated towel rail.

OUTSIDE

TANDEM GARAGE

33'5" x 9'4" (10.19m x 2.84m)

Remotely operated up and over door. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the Freehold is vested within a company of which each owner possesses an equal share. This should be verified by your Solicitor.

SERVICE CHARGE

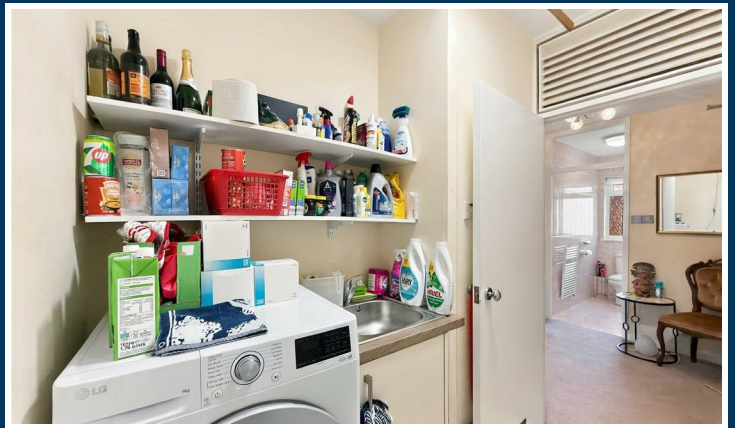
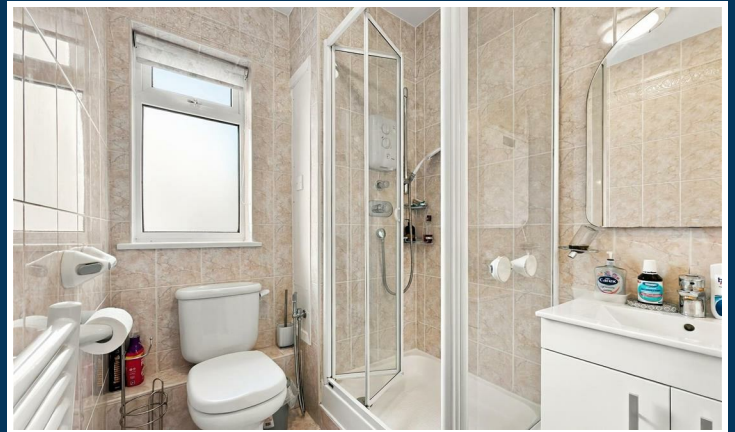
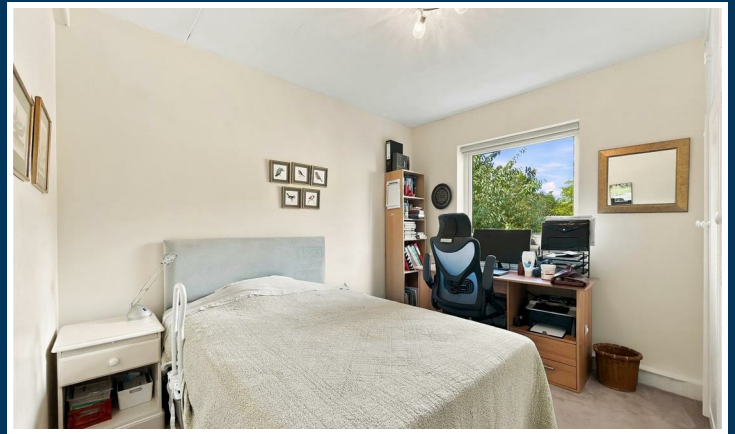
We understand the service charge is approximately £2,640.00 per annum. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

COUNCIL TAX

Band E.

NOTE

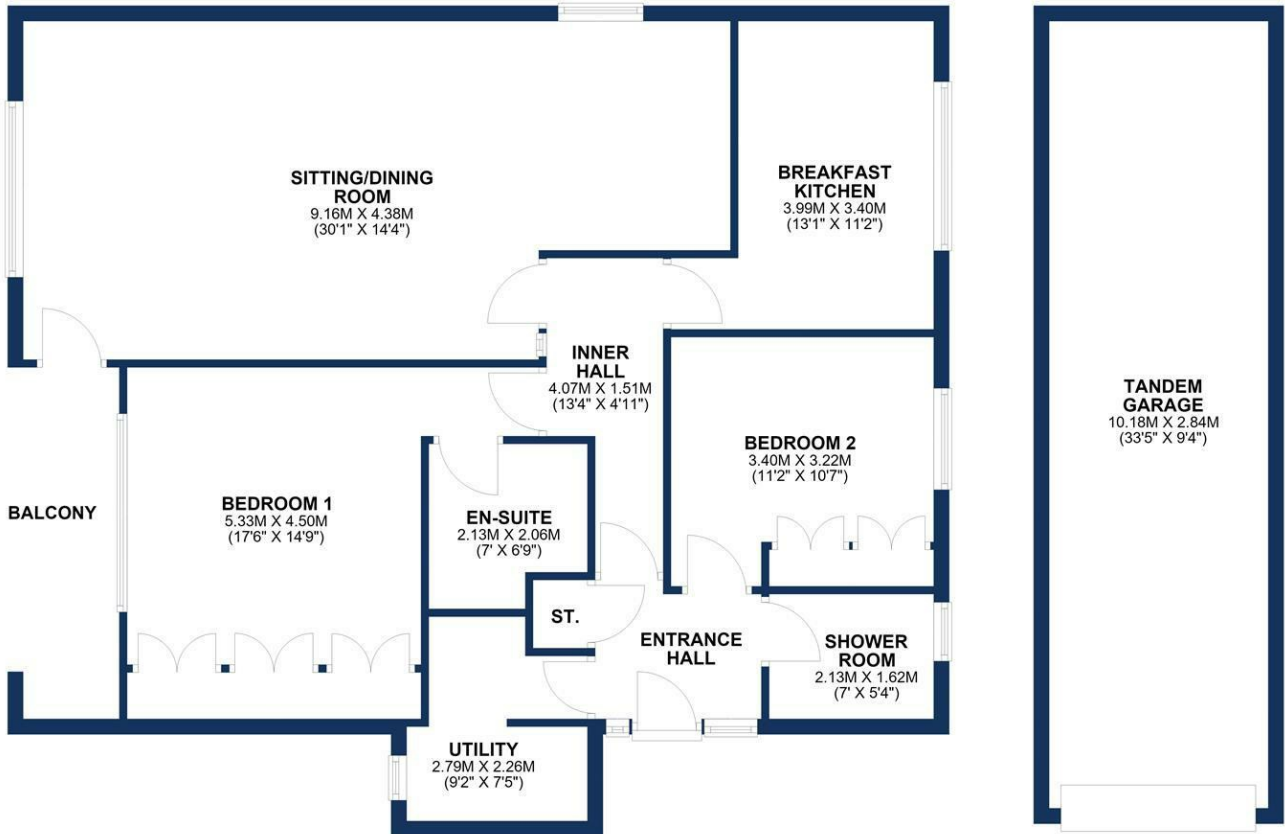
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.



Ian Macklin & Co, for themselves and 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, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

FIRST FLOOR

APPROX. 138.4 SQ. METRES (1489.9 SQ. FEET)



TOTAL AREA: APPROX. 138.4 SQ. METRES (1489.9 SQ. FEET)

Floorplan for illustrative purposes only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM