IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









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: WA14 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 1½ 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.

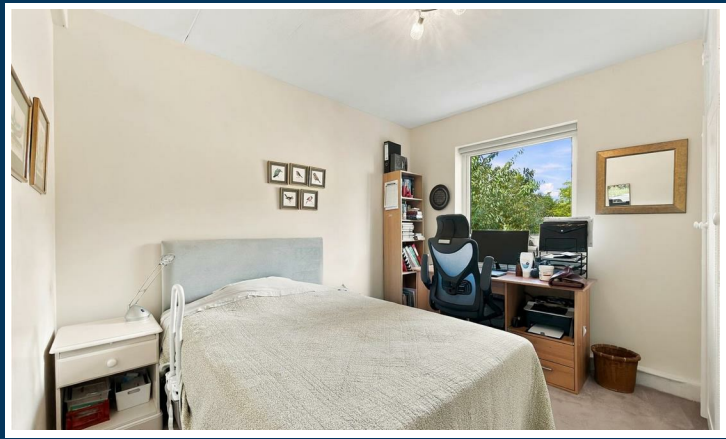
POSSESSION
Vacant possession upon completion.

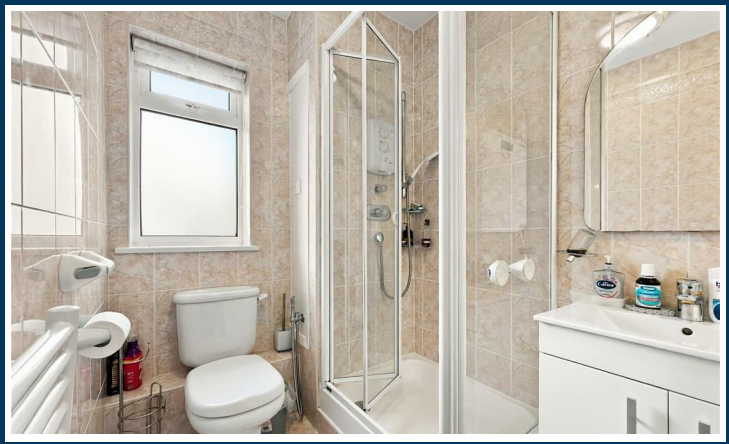
TENURE
We are informed the Freehold is vested within a company of which each owner possesses an equal share. This should be verified by your Solicitor.

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.





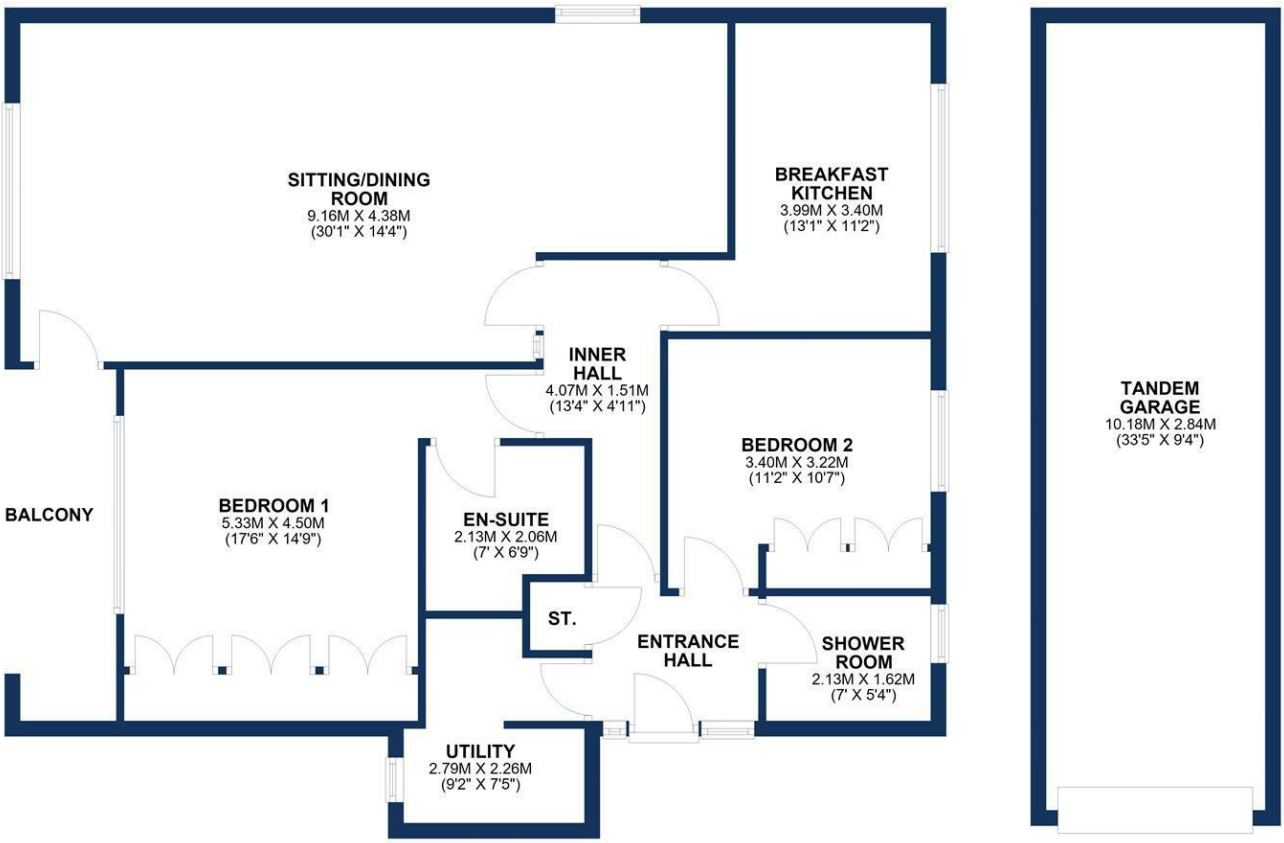




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FIRST FLOOR

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

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