IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









4 SILVERDALE RACEFIELD ROAD | ALTRINCHAM

OFFERS IN THE REGION OF £250,000

NO ONWARD CHAIN

A fully refurbished contemporary ground floor apartment with private southerly facing terrace and positioned within a prestigious development for those aged 55 and over. The superbly presented accommodation briefly comprises private entrance hall, sitting/dining room with feature fireplace and French windows to the covered paved seating area and communal gardens beyond, fitted kitchen with integrated appliances, primary bedroom with fitted furniture and en-suite shower room/WC, further double bedroom with built-in wardrobes and utility room/WC. Electric heating and PVCu double glazing. Allocated undercroft parking beyond a remotely operated door.Secure private store room. Ideal location approximately ¼ of a mile from the award winning shopping centre of Altrincham.

POSTCODE: WA14 4AP

DESCRIPTION

Positioned on the ground floor this fully refurbished apartment is for seniors aged 55 and over. The location is highly favoured and set within delightful tree lined surroundings with the thriving shopping centre of Altrincham just a few hundred yards to the east. In addition to the Market Hall, with its independent retailers and popular informal dining options, the Metrolink station at Altrincham Interchange provides a service that extends throughout Greater Manchester.

This superb apartment occupies an enviable position on the south side of this prestigious retirement development and has the unusual advantage of a private covered external seating area surrounded by attractive tree lined communal gardens. This particular aspect creates a naturally light interior and additional features include electric heating, upgraded OSO hot water cylinder and PVCu double glazing. There is also a concierge service and lift to all floors which includes the undercroft car park with reserved space and secure private storeroom.

The accommodation is superbly presented throughout with the benefit of quality contemporary fittings throughout. Approached beyond a communal reception area, there is a private entrance hall with cloaks cupboard and an adjoining utility room/WC. The open plan living space incorporates a sitting area with the focal point of a traditional fireplace surround and dining area with access to the aforementioned paved terrace through double opening French windows set within a substantial bay complemented by full height plantation shutters. Also accessed from the hallway, the kitchen is fitted with modern grey units and brushed concrete effect work-surfaces alongside a full range of integrated appliances.

The primary suite overlooks the delightful landscaped grounds and comprises excellent double bedroom with a comprehensive range of Shaker style fitted furniture and luxurious shower room/WC with underfloor heating, white suite, chrome fittings and full length walk-in shower. The second double bedroom is of generous size and may be used as an additional reception room, if desired.

An appointment to view is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA
An attractive entrance to the apartment with both lift and staircase to all floors.

PRIVATE ENTRANCE HALL
Panelled hardwood front door. Built-in storage cupboard with shelving and housing the hot water cylinder. Wood effect flooring. Video entry phone. Cornice. Double opening doors to:

SITTING/DINING ROOM
18'1" x 15'3" (5.51m x 4.65m)
Period style fireplace surround with marble insert and hearth. PVCu double glazed French windows set within matching side-screens and flanked by full height PVCu double glazed bay windows. Plantation shutters. Wood effect flooring. Three wall light points. Cornice. Wall mounted electric heater.

KITCHEN
12'1" x 7'11" (3.68m x 2.41m)
Fitted with modern grey wall and base units beneath brushed concrete effect work-surfaces/up-stands and inset 1½ bowl stainless steel drainer sink with mixer tap. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, four ring ceramic hob with stainless steel chimney cooker hood and glass splashback above, fridge/freezer and slimline dishwasher. Stone effect tiled floor. Coved cornice. Chrome heated towel rail.











UTILITY ROOM/WC
5'11" x 5' (1.80m x 1.52m)
White/chrome vanity wash basin with mixer tap and low-level WC. Recess for a washer/dryer beneath a marble effect panelled wall. Stone effect tiled floor. Extractor fan. Chrome heated towel rail.

BEDROOM ONE
13'5" x 11'11" (4.09m x 3.63m)
Fitted with a six door range of Shaker style wardrobes containing hanging rails and shelving. Recess for a double bed flanked by bedside tables to both sides. Matching dressing table. PVCu double glazed window. Coved cornice. Wall mounted electric heater.

EN SUITE SHOWER ROOM
6'9" x 5'11" (2.06m x 1.80m)
White/chrome semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Full length walk-in shower with marble effect panelled walls and thermostatic rain shower plus handheld attachment beyond a glass screen. Cabinet with shelving. Wood effect flooring. Coved cornice. Extractor fan. Electric underfloor heating. Chrome heated towel rail.

BEDROOM TWO
13'5" x 9' (4.09m x 2.74m)
Built-in wardrobe containing hanging rails and shelving. PVCu double glazed window. Coved cornice. Wall mounted electric heater.

OUTSIDE
Secure undercroft parking area with allocated space and private store room.

SERVICES
Mains water, electricity and drainage are connected.

POSSESSION
Vacant possession upon completion.

TENURE
We are informed the property is held on a Leasehold basis for the residue of 125 years commencing 1st October 1989 and subject to a Ground Rent of £131.32 per annum. This should be verified by your Solicitor.

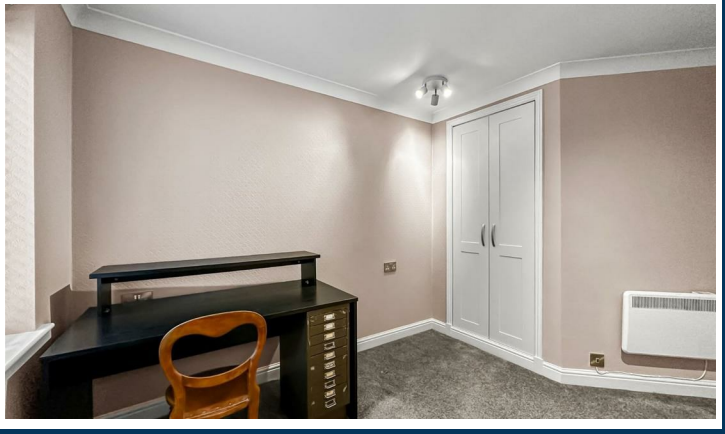
SERVICE CHARGE
We understand the service charge is currently £6,314.72 per annum and includes remuneration of the concierge, cleaning and lighting of common parts, window cleaning, garden maintenance and buildings insurance. Full details will be provided by our clients Solicitor.

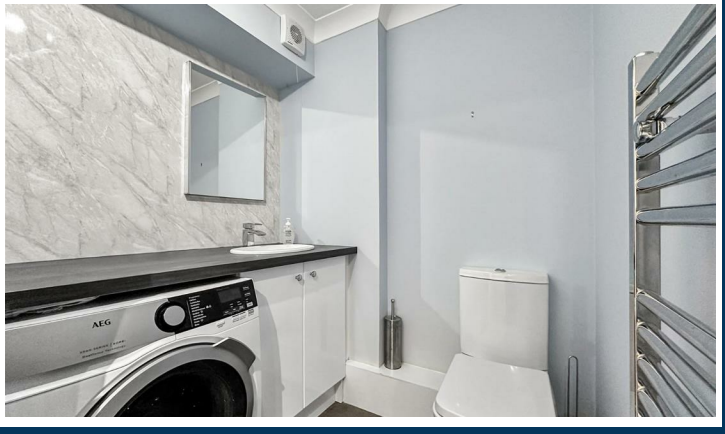
COUNCIL TAX
Band E.

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





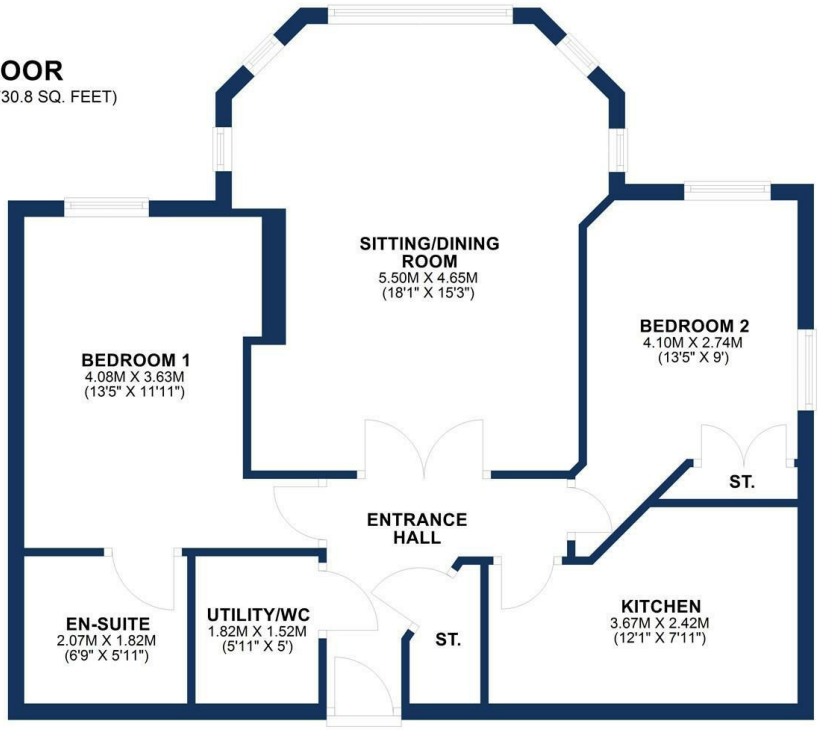




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GROUND FLOOR

APPROX. 67.9 SQ. METRES (730.8 SQ. FEET)



TOTAL AREA: APPROX. 67.9 SQ. METRES (730.8 SQ. FEET)

Floorplan for illustrative purposes only

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