



APT 4, EARLSLEIGH, GROBY ROAD,
ALTRINCHAM, CHESHIRE WA14 2BQ

John N
Hilditch & Co



GROUND FLOOR
APPROX FLOOR
AREA 106 SQ.FT.
(9.8 SQ.M.)



FIRST FLOOR
APPROX FLOOR
AREA 155 SQ.FT.
(14.4 SQ.M.)

TOTAL APPROX FLOOR AREA 261 SQ.FT. (24.2 SQ.M.)

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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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APARTMENT 4, EARLSLEIGH,
GROBY ROAD
ALTRINCHAM



Set in undisputedly one of the best locations in Altrincham on the Bowdon border, this apartment has been beautifully maintained over the years and now offers expansive accommodation spread over two floors.

Briefly the furnished accommodation which is approached via an impressive communal entrance comprises a staircase to the first floor, where you will find a good sized entrance hallway with a walk-in cloaks, separate utility room and a smaller utility cupboard.

FIRST FLOOR

- ENTRANCE HALLWAY
- CLOAKS
- UTILITY ROOM
- MASTER BEDROOM 17'1" x 16'9" (5.2 x 5.1)
- EN-SUITE
- BEDROOM TWO 13'5" x 12'10" (4.1 x 3.9)
- BATHROOM

SECOND FLOOR

- FAMILY KITCHEN/DINER 34'9" x 13'5" (10.6 x 4.1)
- LIVING ROOM 17'1" x 16'5" (5.2 x 5)



There is a master bedroom with well proportioned en-suite shower room and walk-in wardrobes, a second double bedroom with fitted wardrobes and the main bathroom with separate shower and bath that serves the apartment. At second floor level is a large open plan lounge/dining with fully fitted kitchen area with excellent views across adjacent gardens. The apartment is facing the sun throughout the day.

Externally there is a single garage with electrically operated up and over door, a parking space and well tended communal gardens.

Of particular note will be the fact that this property is presented in ready to walk into condition and the location will surely be of great appeal. Altrincham's massively improved town centre sits within easy walking distance, as does the Metro service into Manchester. Hale's fashionable village with its range of shops and services is within five minutes' drive and the urban motorway network and International Airport are close by. Also close at hand is the National Trust land at Dunham.

DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of traffic lights, continue to the top of Stamford Road, turning right onto The Firs. Turn left onto St. Margarets Road, continue for approximately three hundred yards turning right onto Groby Road where Earlsleigh will be found almost immediately on the right hand side.

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E	53		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

