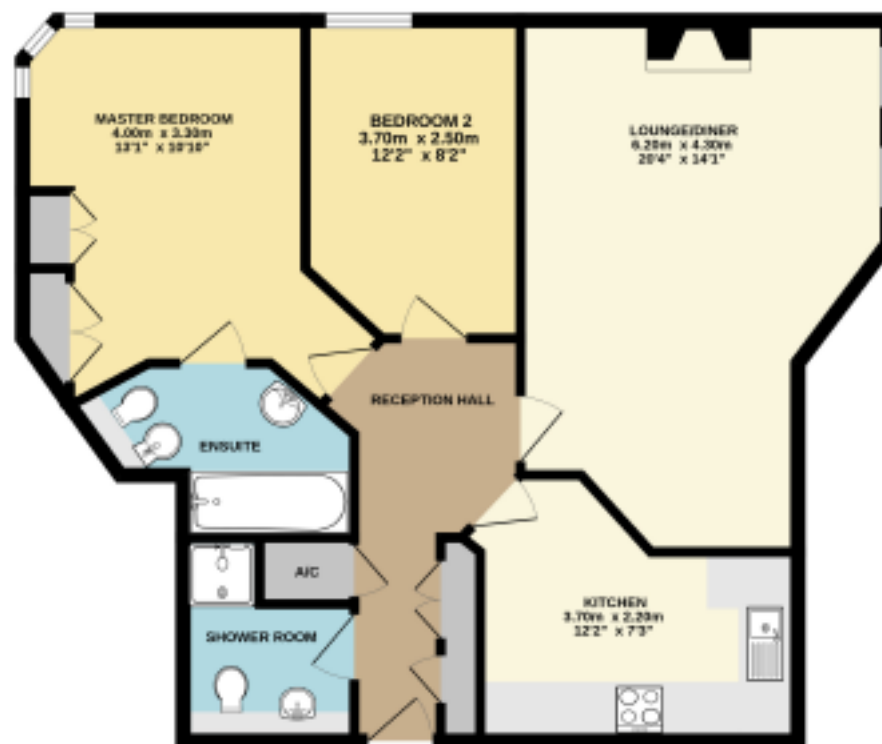




APARTMENT 4, STAMFORD GRANGE,  
GROBY ROAD, ALTRINCHAM,  
CHESHIRE, WA14 4AN

John N  
*Hilditch & Co*

Ground Floor  
72.3 sq.m. (778 sq.ft.) approx.



TOTAL FLOOR AREA: 72.3 sq.m. (778 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, the measurements of areas, dimensions, heights and any other details are approximate and no responsibility is accepted for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The vendor, agent and any other person involved in the sale or lease of the property do not warrant or guarantee the accuracy of the floor plan.

**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

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APT 4, STAMFORD GRANGE,  
GROBY ROAD  
**ALTRINCHAM**



The sale of this ground floor apartment offers a rare opportunity to acquire a property in one of the most popular retirement developments in the area.

Approached via a communal entrance, the apartment comprises a good size reception hall, a beautifully proportioned lounge/dining room, fitted kitchen, master bedroom with en-suite and a second double bedroom with a shower room leading from the reception hall.

**GROUND FLOOR**

- RECEPTION HALL
- KITCHEN 12'2" x 7'3" (3.70 x 2.20)
- LOUNGE/DINER 20'4" x 14'1" (6.20 x 4.30)
- MASTER BEDROOM 13'1" x 10'10" (4 x 3.30)
- EN-SUITE
- BEDROOM TWO 12'2" x 8'2" (3.70 x 2.50)
- SHOWER ROOM



There is ample surface parking to the front and undercroft resident parking with additional storage areas.

Altrincham's bustling town centre is literally within walking distance as is the Metro System into Manchester. Hale's fashionable village is within five minutes drive and the Bollin Valley, Green Belt and motorway network are also within five minutes drive.

**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.



**DIRECTIONS**

Proceeding down the main Dunham Road towards Altrincham, turn right into Regent Road, left into Groby Road, where the development will be found immediately on the left.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		