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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS

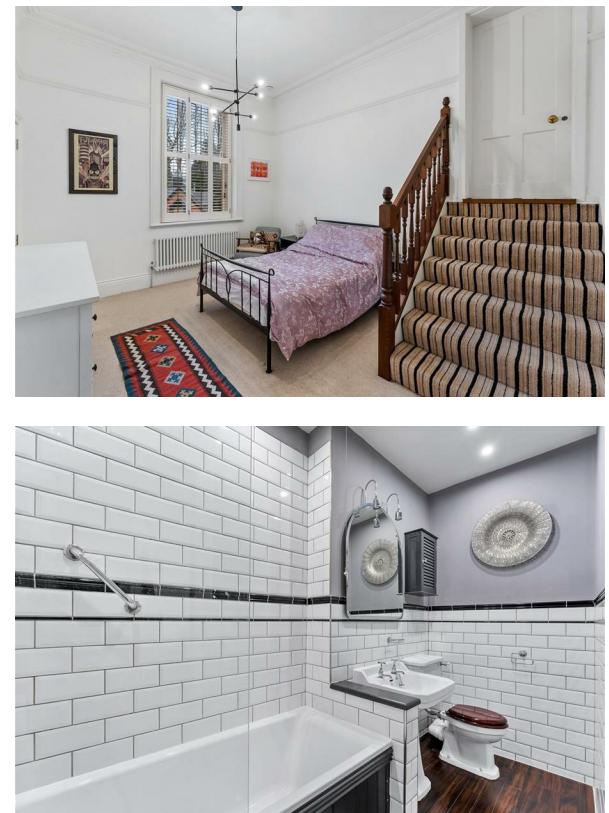
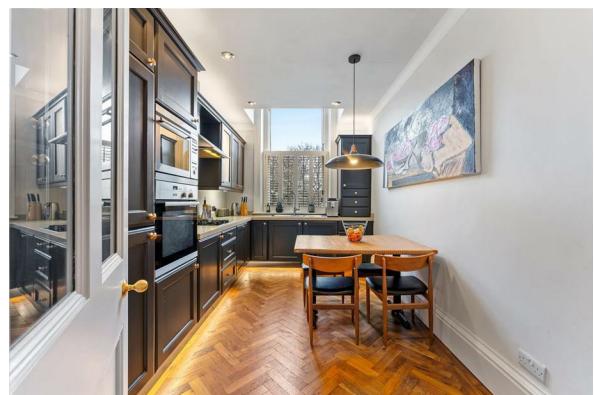
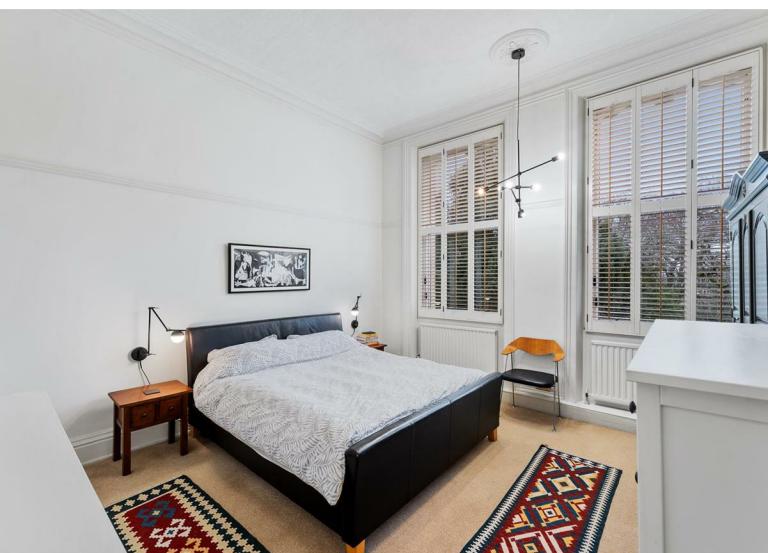


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# Hill Carr St. Margarets Road Altrincham, WA14 2BE



£675,000





National Association of  
Estate Agents

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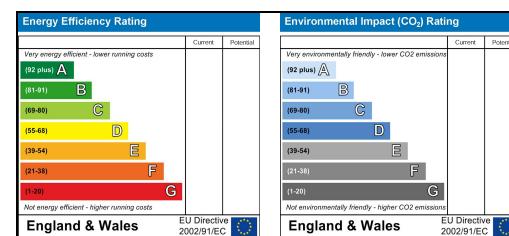


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## energy efficiency

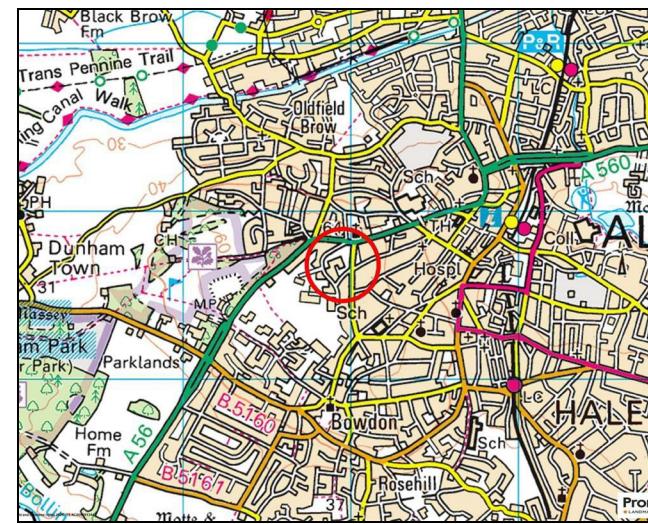
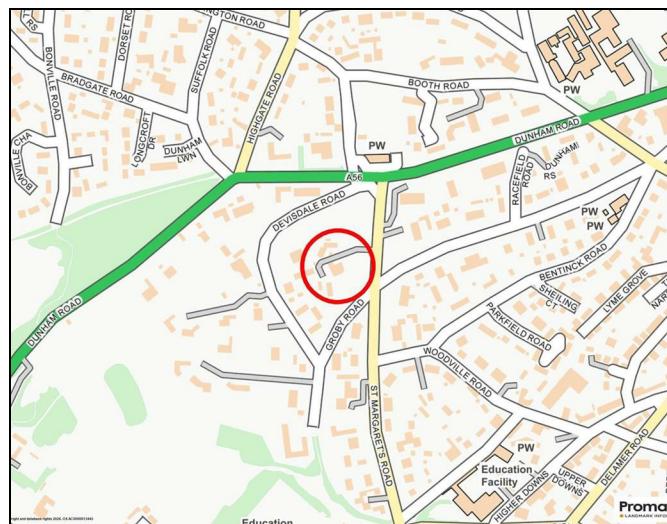
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

AN IMPRESSIVE AND SUPERBLY SIZED FIRST FLOOR APARTMENT SET WITHIN A MAGNIFICENT MANSION HOUSE WITH OUTSIDE SPACE, DESIRABLY LOCATED, IDEAL FOR ALTRINCHAM TOWN CENTRE AND THE METROLINK. 1239 sqft.

Hall. WC. Living and Dining Room. Breakfast Kitchen. Three Bedrooms. Two Baths/Shower. Resident Parking. Single Garage. Lovely Communal Gardens. No Chain.



# in detail

An impressive First Floor Period Apartment set within this magnificent mansion house located at the head of a long private drive on this very desirable road positioned within reasonable walking distance of Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.

The superbly proportioned Apartment extends to some 1239 square feet, offering a wealth of original features with 11ft corniced ceiling heights, sash windows, picture rails and panelled doors, as well as benefiting from well appointed kitchen and bath/shower rooms.

The beautifully presented accommodation provides an Entrance Hall, WC, Living and Dining Room, Breakfast Kitchen served by Three Bedrooms and Two Bath/Shower Rooms.

Externally, Hill Carr stands in well maintained Communal Gardens, which are principally laid to lawn with extensive mature screening.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Communal Entrance. Impressive Communal Entrance Hall with staircase rising to the First Floor Landing. Private Entrance to Flat 4.

Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Built in storage cupboard. Loft access point with pull down ladder to a boarded loft space providing excellent storage. Coved ceiling.

Spacious Living and Dining Room with attractive fire place with gas living flame, coal effect fire and tiled hearth. Windows enjoy views over the Communal Gardens and a door provides access to a balcony area, enjoying a sunny aspect. Picture rail surround. Coved ceiling. Parquet flooring.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include an oven, microwave oven, four ring gas hob, fridge, freezer, dishwasher and washer dryer. A window enjoys views over the Communal Gardens. Wall mounted gas central heating boiler housed within the units. Parquet flooring.

There are Three Bedrooms, served by Two Bath/Shower Rooms accessed via the Hall.

Cloaks Area/Guest WC fitted with a white suite and chrome fittings, providing a wash hand basin and WC. Panelled walled feature. Tiled floor. Coved ceiling. Loft access point.

Principal Bedroom One with two windows to the front elevation. Picture surround. Coved ceiling.

This room enjoys an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle, wash hand basin and WC. Wood flooring. Tiling to the walls.

Bedroom Two is another excellent sized room with a window to the rear elevation. A door provides access to a walk in wardrobe with built in rails. Picture rail surround. Coved ceiling.

This room enjoys an En Suite Bathroom fitted with a white suite and chrome fittings, providing a bath with shower over, wash hand basin and WC. Wood flooring. Tiling to the walls.

Bedroom Three with window to the front elevation. Coved ceiling.

Externally, there is a long Driveway which opens onto a Parking area at the front of the property, which continues down the side and back to where there is a Garage serving Apartment 4.

The Communal Gardens at Hill Carr are extremely well kept, laid principally to lawn, enclosed with substantial mature trees, providing excellent screening and privacy.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Leasehold with 1/8 share of the freehold, Daniel Ford Management (120 years from 24 April 1984)
- The vendor is in the process of applying for an extension to the lease which will run until 18/08/2276 (246 years)
- Council Tax Band E



Approx Gross Floor Area = 1239 Sq. Feet  
(exc. Balcony) = 115.2 Sq. Metres

