

New Copper Moss, Altrincham, WA15 8EG



THIS MODERN TOP FLOOR APARTMENT is located in the heart of Altrincham close to Stamford Park and within easy walking distance of the Tram & Train station, and the shops, restaurants and bars of both Altrincham and Hale village.

The only apartment occupying the top floor in this apartment block. A very desirable executive apartment. Comprises : - Entrance with utility cupboard, Master Double bedroom with deep fitted wardrobes, second single bedroom, modern bathroom with bath, good sized lounge / dining room open plan onto modern fitted kitchen with integrated dishwasher, electric cooker, fridge freezer.

Private allocated parking space. External communal gardens. EPC Energy Rating C GREAT FIRST TIME BUYERS HOME/INVESTMENT OPPORTUNITY.

Asking Price £230,000

ENTRANCE INNER HALLWAY

8'1" (2m 46cm) x 6'5" (1m 95cm)

On entering into the building the property can be found on the third floor and opens into an inner hallway holding a storage cupboard for the washer/dryer and electric heating system. The hallway has laminate flooring, wall mounted cloakroom area, and upvc double glazed side window. Loft access.



MAIN HALLWAY

12'2" (3m 70cm) x 3'8" (1m 11cm)

Entering into the main hallway, with wall mounted electric heating, laminate flooring and centre light fitting. Doors to all rooms.



LOUNGE/DINING ROOM

15'09" (4m 80cm) X 11'6" (3m 50cm)

Wooden door at the end of the hallway into a spacious bright and airy living room/dining room with carpeted flooring, dual upvc double glazed windows and two electric wall heaters. Intercom/TV aerial/ wifi connection and power points. Opening into the open plan kitchen area. Two centre light fittings.



KITCHEN

8'09" (2m 66cm) X 11'5" (3m 47cm)

A good sized modern kitchen with a range of wall and base high gloss units, integrated fridge freezer, dishwasher, hob and oven with extractor fan. Stainless steel sink and drainer, part tiled wall splashback and a upvc double glazed window overlooking the back of the property. Laminate flooring and centre light fitting.



MASTER BEDROOM

11'29" X 8'65"

Wooden door into the master bedroom which is carpeted, has dual upvc double glazed windows and a fitted wardrobe. An Electric wall heater and centre light fittings. Power points to the room.



BEDROOM 2

11'29" (4m 8cm) X 6'39" (2m 81cm)

A single bedroom with carpeted flooring, upvc double glazed window and wall mounted electric heater. Power points to the room and a centre light fitting.

BATHROOM

7'5" (2m 26cm) X 6'4" (1m 93cm)

Wooden door into a modern bathroom, with a bath with overhead shower and glass shower screen, wc, hand basin, wall mounted radiator and centre light fitting. Vinyl flooring, shaving point, pull cord light fitting, extractor fan and part tiled walls.

COMMUNAL GARDENS AND PARKING

Lovely communal gardens with benches to relax on mainly laid to lawn with shrubs and trees. Private parking to the rear allocated spot Number 68.

DISCLAIMER 1

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

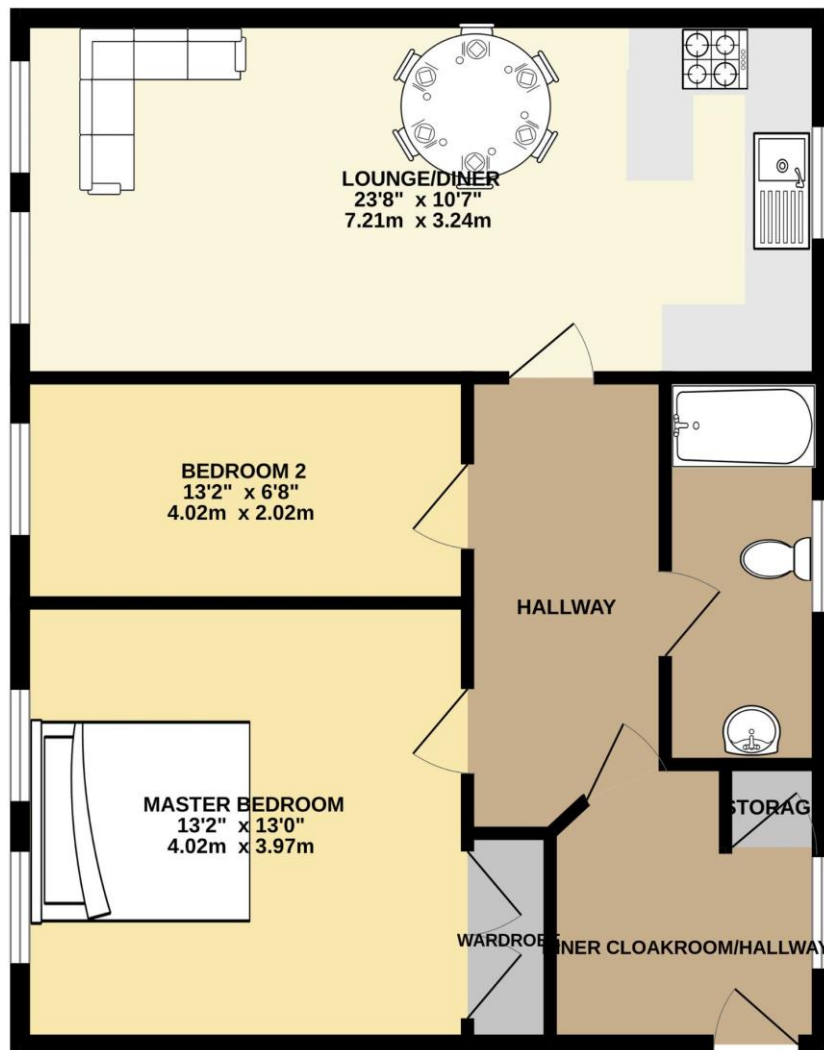


DISCLAIMER 2

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.



TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024