

Apartment 2553, Woodfield Road, Altrincham, WA14 4RF



THIS FIFTH FLOOR HIGH SPEC APARTMENT IS a perfect FIRST TIME BUYERS home comprising of a modern newly fitted kitchen and shower room, with high end features and lighting which can be connection to googlehome giving multi coloured lighting in all rooms. The lounge is a good size with a large balcony and floor to ceiling windows with electric blinds, giving some lovely outside private space for relaxing in the evening. The bedrooms are accessed via the ultra modern glass staircase and the master has an en suite and walk in wardrobe, the second bedroom is a double bedroom with large window. The main bathroom has been converted to a large modern new shower room with power shower, hand basin and wc. There is a useful space on the landing which could be used for office space/desk and storage cupboard in the hallway. To the ground floor is communal gardens which are beautifully landscaped and maintained, with views, and lift access to all floors.

Asking Price £240,000

ENTRANCE HALLWAY

19'6" (5m 94cm) X 3'5" (1m 4cm)

A welcoming hallway with a modern tall white mounted radiator welcomes you into the property. The flooring is wooden with high concrete ceilings giving the apartment a modern feel and circular spotlights inserted into the wall.

KITCHEN/DINING ROOM

16'2" (4m 92cm) X 8'6" (2m 59cm)

From the hallway into a good sized newly fitted kitchen with a range of wall and base units with shelving for storage and underlighting to give it the wow factor, a ceramic sink, integrated washing machine/NEFF dishwasher/cooker and hob with extractor fan. Two long windows give in light to the dining area with fitted blinds, a modern wall mounted radiator and circular light fittings inserted into the wall.

STORAGE

Storage cupboard with shelving

LOUNGE

16'4" (4m 97cm) x 12'5" (3m 78cm)

The lounge is of good size, with wall to ceiling windows with electric blinds overlooking the sociable balcony area with views of the canal and communal gardens. There is modern lighting with high concrete ceilings making this room unique. Wifi, and TV aerial, power points, wooden flooring and two tall modern radiators. All lighting is connected to googlehome to give atmospheric lighting in all rooms. Fibre optic broadband connection to the property.

STAIRCASE TO FIRST FLOOR

Ultra modern stairs to the first floor bedrooms with wooden flooring and glass sides, circular light fittings inserted into the walls and storage to the hallway with the mains for the electricity supply.

MASTER BEDROOM

13'6" (4m 11cm) X 9'2" (2m 79cm)

A double master bedroom with two windows and blinds giving light into the room along with feature insert lighting in the walls and opening up into the walk in wardrobe and en suite shower room.

WALK IN WARDROBE

3'5" (1m 4cm) x 6'2" (1m 87cm)

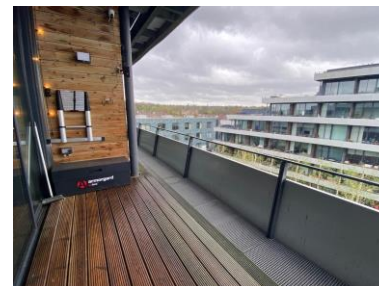
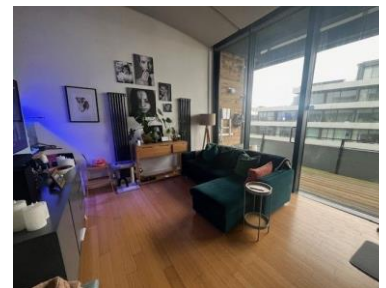
comprising of shelving and rails with spotlights and opening into the en suite.

MASTER EN SUITE

6'9" (2m 5cm) x 3'5" (1m 4cm)

A walk in shower room, with tiled flooring, hand basin and wall mounted radiator/mirror, Extractor fan to the ceiling. Spotlights.

BEDROOM 2



10'5" (3m 17cm) X 6'7" (2m 0cm)

A double bedroom with one large window, shelving above the window for storage, wooden flooring and power points.

MAIN BATHROOM/SHOWER ROOM

6'10" (2m 8cm) X 5'5" (1m 65cm)

A newly fitted modern bathroom with fully fitted power shower, wc, hand basin with storage underneath, wall mounted mirror/towel rail/soap dish and a heated wall mounted radiator. Shelving to the walls with a small cupboard behind the toilet for storage. Spotlights to the ceiling and further lighting to the shelving which again can be connected to googlehome for multicoloured use. Tiled flooring

COMMUNAL GARDENS AND PRIVATE PARKING

To the back of the property is communal gardens overlooking the canal and you can rent out a private parking space underground.

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.



FIRST FLOOR



GROUND 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