



Southbank, Altrincham, WA14
Asking Price of £625,000



Property Features

- Four Bedroom Townhouse
- Open Plan Kitchen/Lounge/Diner
- Private Gated Development
- Balcony with Canal Views
- High Specification Finish Throughout
- Two Off-Road Parking Spaces
- Chain Free Sale
- En-Suite to Master Bedroom
- Underfloor Heating
- Separate Utility Room



This beautifully presented four-bedroom townhouse, built in 2022 to a high specification, offers modern, high-end living in a sought-after gated development. With two private parking spaces, additional visitor parking and bike storage, this home is perfect for families or professionals seeking both luxury and convenience.

The ground floor features a spacious open-plan living area that seamlessly blends the stylish kitchen, dining, and lounge areas, making it ideal for entertaining. A utility room and a downstairs WC add practicality to the layout.

Upstairs, you'll find four generous double bedrooms, including a master bedroom with an en-suite bathroom. A family bathroom serves the remaining bedrooms.

One of the standout features of this property is the private balcony, which offers breathtaking views over the Bridgewater Canal.



OPEN-PLAN LOUNGE/KITCHEN/DINER

35' 5" x 14' 4" (10.8m x 4.37m)

The open-plan kitchen, lounge, and dining area on the ground floor is the heart of the home, thoughtfully designed for modern family living.

This bright and spacious area is enhanced by a large aluminium-framed double-glazed window to the front aspect and an expansive aluminium-framed sliding doors and additional aluminium framed double glazed window to the rear aspect, flooding the space with natural light and seamlessly connecting indoor and outdoor living.

The space features tiled flooring, with underfloor heating throughout, complemented by recessed spotlighting for a contemporary feel, along with pendant light fittings over the lounge and dining areas to create warmth and ambiance.

At the centre of this stylish setting is the elegant yet highly functional kitchen. It boasts a range of base and eye-level storage units, all topped with luxurious marble work surfaces. A central island provides additional workspace and seating-perfect for family meals or casual gatherings. The kitchen is fully equipped with high-end integrated appliances, including a dishwasher, fridge-freezer, oven, microwave, and a four-ring gas hob, catering to all culinary needs.

The lounge area benefits from direct access to the patio via sliding doors, creating an effortless indoor-outdoor flow. Additionally, this space offers convenient access to the downstairs WC and a well-placed under-stairs storage area for added practicality.

This stunning open-plan kitchen and family room truly serves as the heart of the home, offering a versatile and stylish space for cooking, dining, entertaining, and everyday living.



DOWNSTAIRS WC

3' 6" x 2' 10" (1.09m x 0.88m)

A convenient downstairs WC is located off the open-plan living space. This room features a low-level WC, a pedestal hand wash basin, and a built in storage cupboard. It is finished with tiled flooring, part-tiled walls, and recessed spotlighting.

UTILITY ROOM

6' 7" x 2' 10" (2.01m x .88m)

A utility room is located off the first-floor landing and features tiled flooring, recessed spotlighting, and base and eye-level units with a recessed stainless steel sink and a stainless steel mixer tap. There is space for a washer/dryer, and the utility room also houses the boiler.

MASTER BEDROOM

14' 4" x 10' 2" (4.37m x 3.10m)

The master bedroom is situated off the second-floor landing and boasts floor-to-ceiling aluminium-framed double-glazed windows with a front aspect, built-in wardrobes, and vaulted ceilings. The room is elegantly finished with carpeted flooring, a statement pendant light fitting, and a double-panel radiator. Additionally, the master bedroom provides direct access to the en-suite bathroom.

ENSUITE

6' 9" x 6' 7" (2.08m x 2.03m)

The en-suite bathroom, accessed from the master bedroom, is well-appointed, featuring a low-level WC, a pedestal hand wash basin, and a walk-in shower cubicle with a thermostatic shower system. A heated towel rail adds both comfort and convenience. The space is finished with tiled flooring, fully tiled walls, recessed spotlighting, and underfloor heating, creating a sleek and contemporary look.



BEDROOM TWO

14' 4" x 11' 0" (4.38m x 3.37m)

Bedroom Two is situated off the first-floor landing and boasts floor-to-ceiling aluminium-framed double-glazed windows with a rear aspect, offering stunning views over the Bridgewater Canal. The room is elegantly finished with built-in wardrobes, carpeted flooring, a pendant light fitting, and a double-panel radiator.



BEDROOM THREE

14' 3" x 10' 3" (4.36m x 3.14m)

Bedroom Three is situated off the first-floor landing and boasts floor-to-ceiling aluminium-framed double-glazed windows with a front aspect. The room is finished with built-in wardrobes, carpeted flooring, a pendant light fitting, and a double-panel radiator.



BEDROOM FOUR

14' 4" x 11' 10" (4.37m x 3.62m)

Bedroom Four is situated off the second-floor landing and is currently utilised as an office. It boasts floor-to-ceiling aluminium-framed double-glazed sliding doors, providing access to the balcony with stunning views over the Bridgewater Canal. The room is finished with carpeted flooring, a pendant light fitting, and a double-panel radiator.



BATHROOM

6' 8" x 6' 7" (2.04m x 2.02m)

The well-appointed bathroom, accessed from the first-floor landing, includes a low-level WC, a pedestal hand wash basin with convenient storage drawers underneath, and a panelled bath fitted with a thermostatic shower system over. The room is elegantly finished with tiled flooring, fully tiled walls, recessed spotlighting, and underfloor heating, and a heated towel rail.

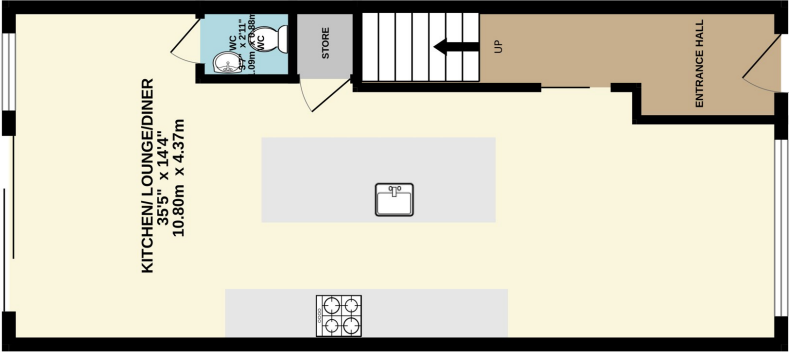
EXTERNAL

To the front of the property one will find a gated car park, with fob access for residents. The development contains just eight town houses in total. Each property benefits from an external bike storage shed and two parking spaces.

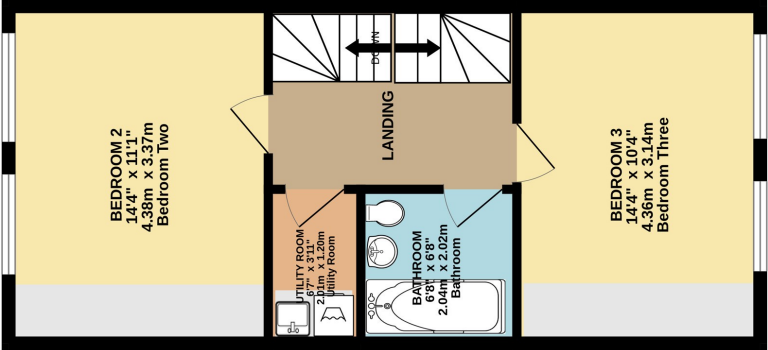
To the rear of the property one will find a decked garden area with views over the canal. The garden is accessed via sliding doors from the lounge-diner; the garden is enclosed on either side by timber panelled fencing and to the rear via a low-level brick wall and wrought iron fencing.



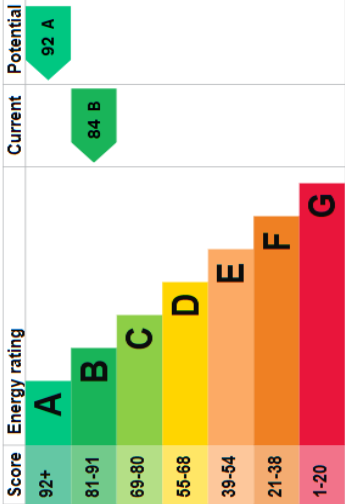
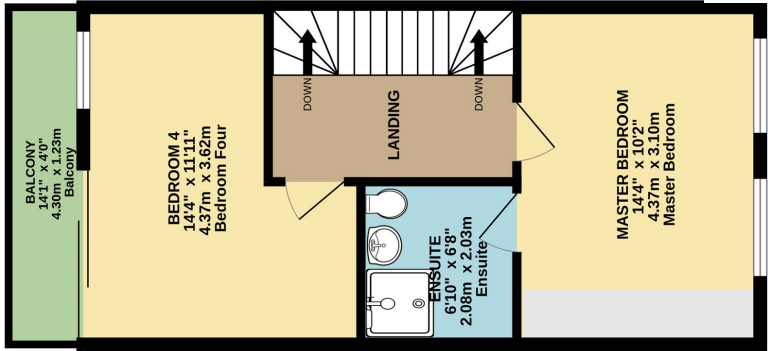
GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



2ND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.1 sq.m.) approx.

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.

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The graph shows this property's current and potential energy rating.

COMMON QUESTIONS

1 When was this property built? The owner have advised that this house was constructed in 2022.

2. When did the current owners purchase this house? The current owners purchased this house from the developers in June 2022.

3. Who lives in the neighbouring houses? The owners have advised that the neighbours are a pleasant young professional couple.

4. Is this property sold freehold or leasehold? The owners have advised that this house is sold freehold. Your legal advisor will be able to confirm this information. There is a service charge applicable to the car park and communal areas, the service charge is currently £596.48 per annum.

5. Which are the current owners favourite aspects of this property? The current owners have advised that they have enjoyed the waterside views and the bright open-plan living space.

6. Have the owners had the boiler and electrics inspected recently? The electrics and boiler were new in 2022 but have not been inspected since.

7. How much is the council tax for this property? The property is in Trafford Council and is a band D, which is currently £1,970.88 per annum.

8. Is there access to the loft space, and has it been boarded for storage? Yes, there is a loft hatch, and the loft is partially boarded for storage.

9. Are the current owners willing to sell any items of furniture? Yes, the current owners have advised that they are willing to sell some items of furniture in the property.