



Elmhurst, Bentinck Road, Altrincham, WA14

Asking Price of £475,000



Property Features

- **Three Bedroom Duplex Apartment**
- **Located in Stunning Period Home**
- **Chain Free Sale**
- **1848 Sq. Ft. of Living Space**
- **Original Period Features Throughout**
- **Highly Sought-After Location**
- **Allocated Parking and Separate Garage**
- **Communal Garden**
- **Walking Distance to Hale and Altrincham**
- **In Catchment for Trafford Schools**

Full Description

With views across Manchester and towards the rolling hills of south-east Cheshire, this stunning three-bedroom, two-bathroom, Duplex Apartment is set within a beautifully maintained period home. This exceptional home offers 1848 sq. ft. of living space in one of the area's most sought-after locations, sold chain-free.

The property features a spacious master bedroom with French doors opening onto a private balcony that enjoys views over the beautifully landscaped communal gardens. The master also benefits from a dressing room, which provides a versatile space that can be used as a walk-in wardrobe, study, or home office. There are two additional well-proportioned bedrooms, one of which offers an en-suite shower room.

The home boasts a modern fitted kitchen with a breakfast bar, a dining room perfect for entertaining, and a separate living room that provides a comfortable space to relax while showcasing the charm and character of the original period features.

Further benefits include allocated parking and a separate garage with a remote-controlled door. Residents also enjoy access to the beautifully landscaped communal gardens and fantastic views of the surrounding area.

Ideally situated within walking distance of both Hale and Altrincham town centres, the property enjoys close proximity to a wide range of local amenities and excellent transport links. It also falls within the catchment area for several outstanding local schools, making it an ideal home for families and professionals alike.



LIVING ROOM

18' 2" x 14' 7" (5.55m x 4.46m)

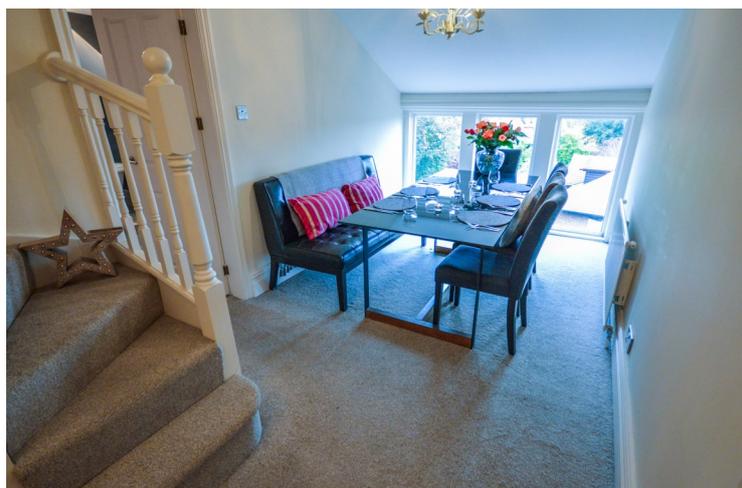
This spacious, light and airy room overlooks the mature gardens. It features an original Victorian fireplace fitted with a gas fire, complemented by period coving, skirting boards, and an ornate ceiling rose. The room offers ample space to accommodate a dining area, making it both elegant and versatile. Additional features include large front-aspect windows, carpeted flooring, a pendant light fitting, and a single-panel radiator.



DINING ROOM

10' 5" x 7' 3" (3.20m x 2.23m)

You enter the apartment into this bright and spacious reception room, currently used as a dining area, enjoying excellent natural light from an original hardwood-framed floor-to-ceiling window. The room is finished with carpeted flooring, a pendant light fitting, and single-panel radiators. A balustraded, carpeted staircase leads from this space to the upper-floor accommodation.



KITCHEN

15' 1" x 13' 9" (4.60m x 4.20m)

The modern kitchen combines contemporary style with period charm, featuring shaker-style solid wood base and eye-level cabinets topped with composite worktops. An original Victorian fireplace and exposed timber ceiling beams add character, while rear-aspect hardwood-framed windows provide pleasant views over the garden and towards the hills beyond Altrincham.



Recessed spotlights are fitted throughout, providing excellent illumination over a central island with a breakfast bar, incorporating a stainless-steel sink and integrated dishwasher. Additional integrated appliances include an electric oven with four-ring gas hob and extractor fan, fridge and freezer, and a washer. The kitchen also houses the newly installed combi boiler (April 2024) and is finished with luxury vinyl tile flooring throughout.



MASTER BEDROOM

14' 0" x 13' 6" (4.28m x 4.13m)

The master bedroom is accessed from the entrance hall/dining room and features double French doors opening onto a south-westerly facing balcony with views over the mature gardens. This charming room also retains an original period fireplace and exposed ceiling beams, adding character and warmth. Additional features include two single-panel radiators, a pendant light fitting, and carpeted flooring.



DRESSING ROOM/OFFICE

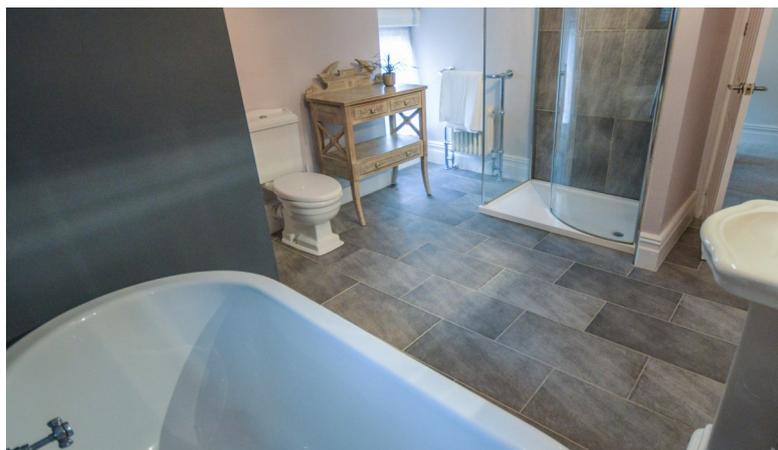
8' 9" x 6' 4" (2.67m x 1.95m)

The dressing room is accessed directly from the master bedroom and offers a bright, versatile space fitted with built-in wardrobes. Ideal for use as a dressing room or home office, the room benefits from dual-aspect hardwood-framed sash windows, allowing for plenty of natural light. It is finished with a pendant light fitting, carpeted flooring, and a single-panel radiator.



BATHROOM

The stylish family bathroom enjoys dual-aspect windows to the side and rear, providing excellent natural light. The space features a freestanding roll-top bathtub with a chrome mixer tap and shower attachment, a period-style pedestal wash basin, and a low-level WC. Additionally, there is a corner shower cubicle featuring a chrome thermostatic shower system. The room is finished with tiled flooring, recessed spotlights, and a wall-mounted chrome heated towel rail, and also benefits from a useful built-in storage cupboard.



BEDROOM TWO

14' 4" x 10' 2" (4.39m x 3.12m)

Bedroom Two is located on the second floor of the apartment and is a well-proportioned double room featuring a large Velux window fitted with a blackout blind, allowing for both natural light and privacy. The room is finished with carpeted flooring and recessed spotlighting, creating a comfortable and contemporary feel. From Bedroom Two, there is convenient access to a modern ensuite shower room, enhancing both comfort and practicality.



EN SUITE

The ensuite, conveniently located off Bedroom Two, features a large Velux window that floods the room with natural light. The space is fitted with a low-level WC, a freestanding handwash basin with a vanity cabinet beneath, and a corner shower cubicle complete with a chrome thermostatic shower system. The room is finished to a high standard, with tiled flooring, part-tiled walls, recessed spotlighting, and an extractor fan, creating a bright, modern, and practical space.



BEDROOM THREE

12' 0" x 9' 1" (3.67m x 2.78m)

Bedroom Three is also located on the second floor of the apartment and benefits from a large Velux window, allowing an abundance of natural light to fill the room. Additional features include carpeted flooring and recessed spotlighting, creating a warm and inviting atmosphere ideal for use as a bedroom, guest room, or study.



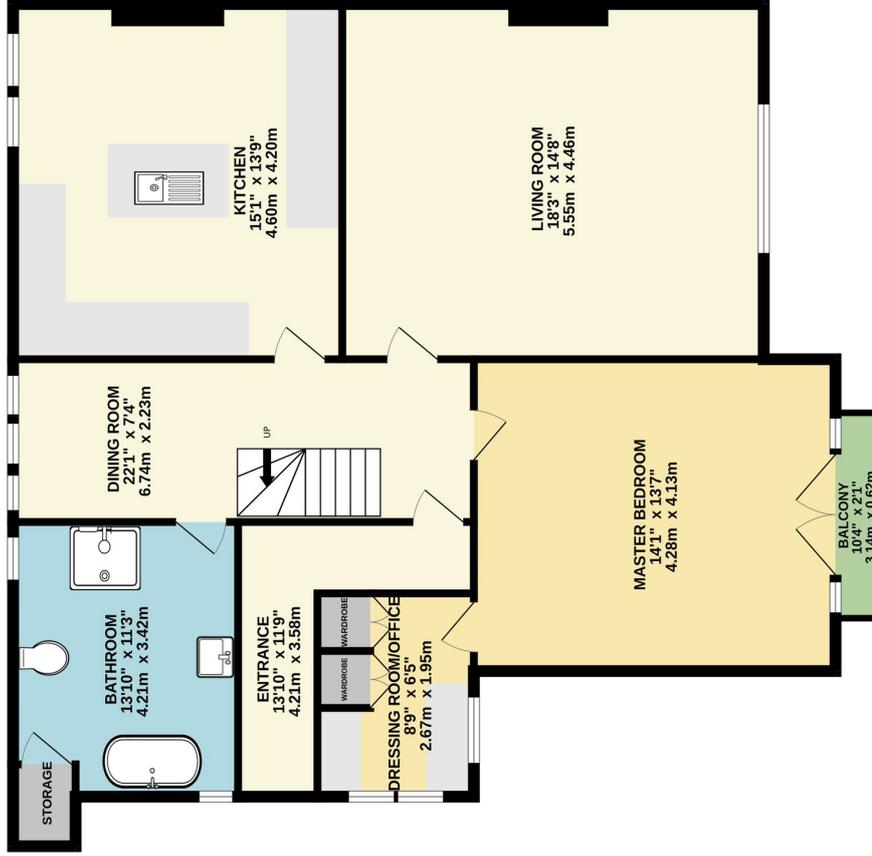
EXTERNAL

The property is surrounded by beautifully maintained communal gardens to both the front and rear. To the front, the lawned garden is enclosed by established tall trees and mature hedges, creating a private and attractive approach to the property. These communal grounds are well cared for by a gardener and provide a tranquil, green setting.

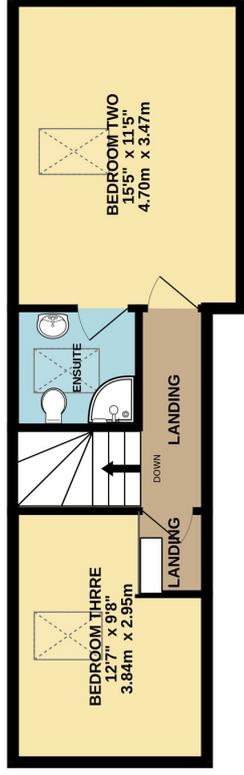
To the rear, a generous walled garden offers privacy on three sides and is mainly laid to lawn, with a paved patio area adjacent to the house, perfect for outdoor dining or relaxing during the warmer months. In addition to an allocated parking space, the property also benefits from a private garage with remote-access control, offering ample space for a vehicle and additional storage, with power available if required.



GROUND FLOOR
1452 sq.ft. (134.9 sq.m.) approx.



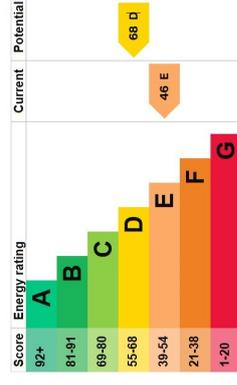
1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1848 sq.ft. (171.7 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 is given as to their operability or efficiency can be given.

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COMMON QUESTIONS

- 1. When did the current owners purchase this house?** The current owner purchased this house in March 2021.
- 2. Who lives in the neighbouring apartments?** The owners have advised that the apartments are occupied by a retired couple, a working professional and a family.
- 3. Is this property sold freehold or leasehold?** The owners have advised that this house is sold leasehold, with 953 years remaining on the lease.
- 4. Is there a service charge?** Yes. The current owner has advised that with all well-maintained apartments, there is a very reasonable £175 p/m service charge, due to a well-provided sink fund.
The fees pay for gardens, building insurance and building maintenance, keeping the property safe and to the required standard. The accounts are validated annually by SWGroup accountants and are in good health.
- 5. What is the internet speed like in this location?** The current owner has advised that Fibre optic capability has recently been installed, which provides the apartment with an excess of +500 Mbps download speeds.
- 6. What are the current owner's favourite aspects of this property?** The vendor enjoys the views from the kitchen and upper bedrooms, the beautifully maintained gardens, the convenient location, generous room size and the general house feel.
- 7. How old is the boiler at this property?** The vendor has advised that the gas boiler was newly installed in April 2024, with the Certification available.
- 8. How much are the utility bills for this property?** The property is in council tax band F, which in Trafford is currently £3,063.42. per annum. The vendor has advised that the combined gas and electricity bill is roughly £120 pcm.
- 9. Why is the owner selling this property?** The vendor is moving away from the area to a property already purchased, so there is no chain with this sale.
- 10. What are the parking arrangements at this property?** The property offers allocated driveway parking, plus a separate garage.

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