

**22 EASINGWOLD, REGENT ROAD, ALTRINCHAM**



£174,950



**A Self Contained First Floor Retirement Apartment In This Ever Popular Development**

A self contained first floor retirement apartment within this ever popular development adjacent to the shopping centre. The accommodation briefly comprises sitting room of generous size, adjacent fitted kitchen with integrated appliances, two bedrooms, shower room/WC, gas central heating and double glazing. Positioned within mature tree screened surroundings and benefitting from a resident House Manager.

**HALE BARNs**

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

**HALE**

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

**TIMPERLEY**

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM

## DIRECTIONS

**POSTCODE: WA14 1RT**

Travelling from our Hale office proceed over the level crossing and to the traffic lights. Turn right onto Ashley Road, over the mini roundabout and through the traffic lights into Altrincham town centre. Turn left at the next lights onto Regent Road, pass 4 turnings on the right the last being Groby Road and the entrance to Easingwold is on the right.

## DESCRIPTION

Easingwold has proved to be one of the most popular developments of retirement apartments in the locality. Purpose built and of traditional yet attractive design Easingwold is set within mature surroundings with a variety of trees and well tended grounds. The shopping centre of Altrincham is only a few hundred yards distant with the Metrolink station beyond and the area is also well placed for access to the surrounding network of motorways and Manchester International Airport.

Positioned at first floor level the property has the advantage of being on the southerly/westerly side with windows overlooking the grounds and sliding patio windows to the juliet balcony of the sitting/dining room. The kitchen contains an extensive range of base units and wall cupboards together with integrated appliances. Each of the two bedrooms benefits from fitted furniture and the original bathroom has been re-planned and re-fitted to include a wide shower enclosure.

Gas fired central heating has been installed together with double glazing.

In addition there are communal areas and House Manager with 24 hour cover and emergency call cords strategically placed throughout the accommodation.

## ACCOMMODATION: GROUND FLOOR

### COMMUNAL RECEPTION AREA

With video entry system.

Staircase and lift to the

### FIRST FLOOR: PRIVATE LOBBY

### ENTRANCE HALL

**16' in length (4.88m in length)**

Coved cornice. Guardian Careline system. Radiator. Built in cloaks/ airing cupboard with shelving and radiator.

### SITTING ROOM / DINING ROOM

**22'6" x 12'3" reducing to 10'0" (6.86m x 3.73m reducing to 3.05m)**

A charming room with windows on two sides including sliding double glazed windows to the Juliette balcony overlooking the gardens. Ample space for both sitting and dining areas. Cornice. Radiator.

### KITCHEN

**9'3" x 6'0" (2.82m x 1.83m)**

Inset single drainer | ½ bowl sink to heat resistant work surface with natural wood fronted cupboards and drawers beneath and recess for automatic washing machine. Matching base units and wall cupboards and integrated electric hob with extractor/light above and built under oven/grill. The fittings are set within tiled surrounds and with recess for refrigerator. Wall mounted Worcester gas fired combi central heating boiler.



## **BEDROOM 1**

**11'9" x 9'6" (3.58m x 2.90m)**

Including a range of furniture with mirror fronted wardrobes, bedside cabinets, headboard and with higher level cupboards above and to the opposite wall twin pedestal dressing table. Radiator.

## **BEDROOM 2**

**9'3" x 8'3" (2.82m x 2.51m)**

Including mirror fronted wardrobes containing hanging rails and shelving. Windows on two sides. Radiator.

## **SHOWER ROOM**

Pastel coloured suite including a wide shower enclosure with a thermostatic shower, pedestal wash basin and low level WC in tiled surrounds. Built in linen cupboard. Extractor. Radiator.

## **OUTSIDE**

Residents and visitors parking areas.

## **SERVICES**

All main services are connected.

## **TENURE**

We understand the property to be leasehold for the residue of 99 years subject to a nominal ground rent. Further information will be provided by our clients Solicitor.

## **SERVICE CHARGE**

We are informed the service charge is approximately £163.35 Per calendar month. This covers the cost of cleaning and lighting of common parts, garden maintenance, window cleaning, insurance of the building and resident House Manager. Again further details will be provided by our clients Solicitor.

## **POSSESSION**

Vacant possession upon completion.

## **COUNCIL TAX**

The property is in Band D.

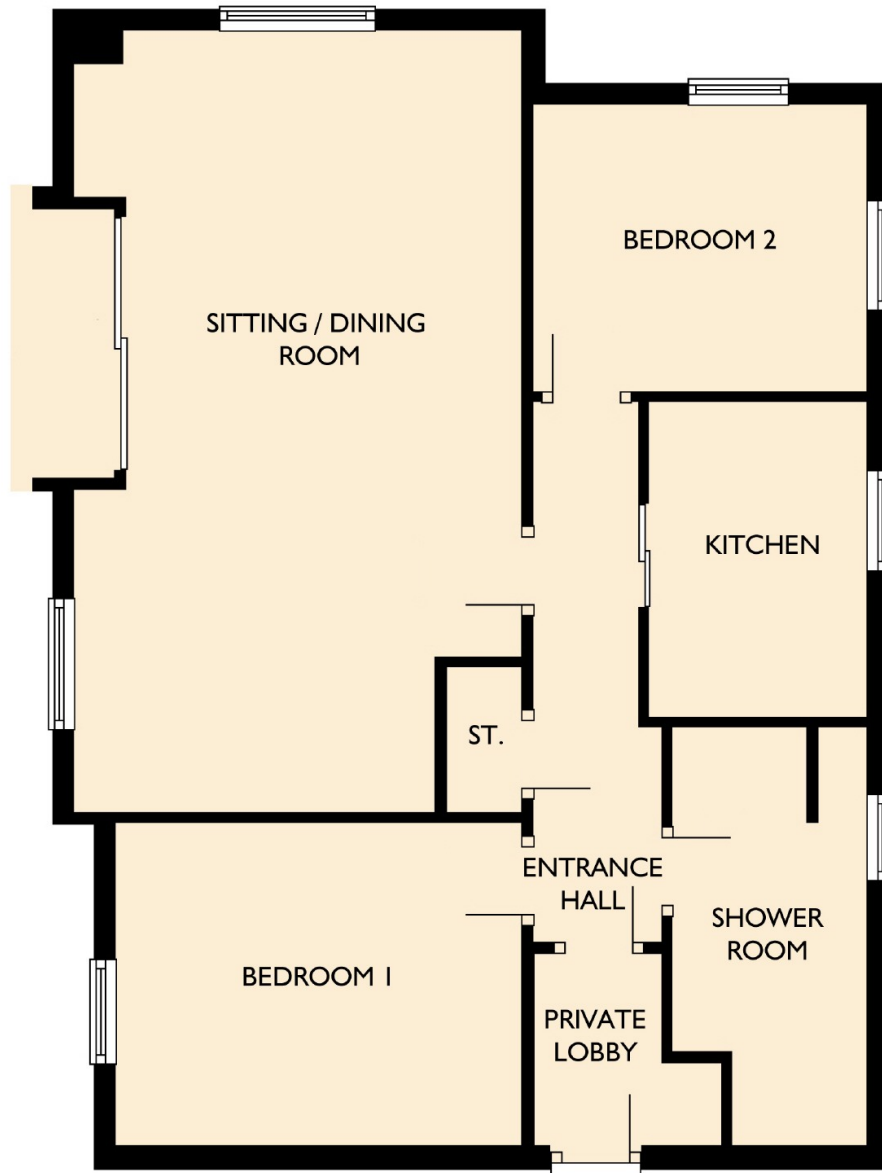
## **NOTE**

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

## **EPC**

Available on request.





FIRST FLOOR

**VIEWING**

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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