

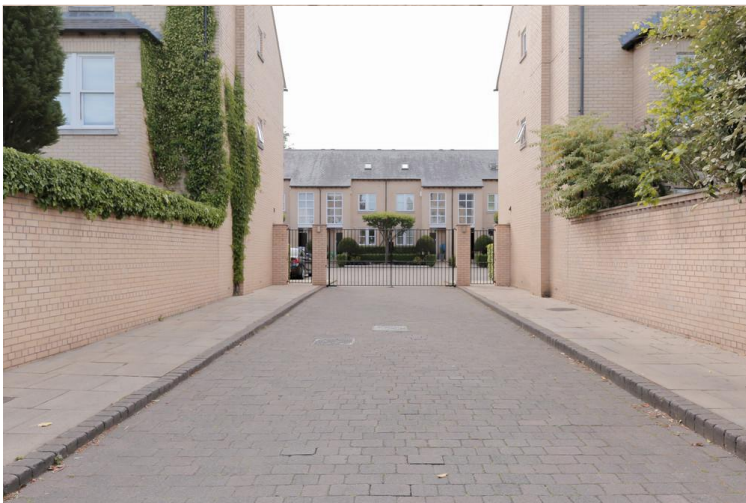


5 Trafalgar Place, Palatine Road
West Didsbury, M20 3TF

- SUPERB LOCATION
- 4 BEDROOM
- HIGH SPECIFICATION
- ALLOCATED PARKING
- ACCESSIBLE LOFT STORAGE SPACE
- ELECTRONIC GATES
- CLOSE TO AMENITIES
- GREAT SCHOOL CATCHMENT

Guide Price
£410,000
EPC Rating D





Property Description

BATTLE FOR TRAFALGAR

This elegant and distinctive courtyard of contemporary town houses is destined to attract the discerning buyer who recognises fashionable living.

Designed over three storeys the kitchen / lounge are in an open plan arrangement, the kitchen is stunning, comprehensively fitted with Neff appliances; double oven, hob, dishwasher along with fridge/freezer and automatic washing machine all topped with stunning white granite. A real bonus is the Quooker instant hot water tap. In the lounge there is the ultimate in cachet, the 'Dru' panoramic fire with a spectacular log fire featuring high intensity flames within a clear view glass case and controlled by the Dru Eco Wave App.

From here, to the hallway, past the stylish wash room and onto the first floor where there is an eye catching gallery window and two bedrooms with a dreamy ensuite master bedroom comprehensively fitted with wall to wall and floor to ceiling wardrobes.

Whilst I appreciate this home in so many ways, it is the galleried landing to the loft rooms which really floated my HMS Victory, with a luxurious bathroom with sumptuous bath tub and upstand taps which sits adjacent to two further bedrooms.

The location is outstanding, out through the electronic gated entrance you're a short walk to West Didsbury Lawn Tennis Club and the highly regarded Victorian shopping parade with its covered verandah. Adjacent to this is the Metrolink station along with regular bus routes to Manchester's vibrant city centre.

Offered with vacant possession at a truly attractive price, book your appointment quickly as there is going to be a Battle for Trafalgar.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

14' 0" x 6' 1" (4.27m x 1.85m)
Tiled floor. Walk in store room with shelving. Spindle balustrade staircase. Double panel radiator. UPVC security front door.

WASHROOM

5' 1" x 2' 7" (1.55m x 0.79m)
Low level WC with cistern mounted wash hand basin and mixer tap. Fitted mirror and towel rail. Extractor. Inset spotlight. Tiled floor. Double panel radiator.

LOUNGE

14' 6" x 11' 5" (4.42m x 3.48m) Measurement is into chimney breast.

Feature Dru panoramic living flame log fire with glass case. Tiled floor. Inset spotlights. Vertical radiator. UPVC double glazed patio doors.

KITCHEN

12' 5" x 8' 0" (3.78m x 2.44m) Measurement extends to 15'4 and reduces to 5'9

A stylish fitted kitchen comprising of a range of base, wall and drawer units with white granite worktops and upstands. Inset heat resistant Franke double bowl sink with Quooker instant hot water tap. Neff 5 ring gas hob with extractor above. Neff double oven and grill with slide and hide door. Integrated Neff automatic washing machine and dishwasher. Liebherr integrated larder fridge and freezer. Cupboard housing gas combi central heating boiler. Inset spotlights. Tiled floor. UPVC double glazed window.

FIRST FLOOR

LANDING

Galleried UPVC double glazed window. Spindle balustaded staircase. Inset spotlights. Double panel radiator.

MASTER BEDROOM

14' 10" x 13' 9" (4.52m x 4.19m)
Floor to ceiling and wall to wall fitted wardrobes with opaque sliding doors. Fitted knee hole dressing table with 3 tier drawer stacks. Fitted wall lights. Inset spotlights. Double panel radiator. 2 x UPVC double glazed windows.

ENSUITE WETROOM

7' 9" x 3' 10" (2.36m x 1.17m)
Fully tiled floor and walls. Walk in shower with glazed screen. Mains fed waterfall shower head with hand wand.WC. Oak vanity unit with ceramic bowl and mixer tap. Vertical ladder radiator. Inset spotlights. UPVC double glazed window.

BEDROOM

9' 0" x 8' 6" (2.74m x 2.59m)
Inset spotlights. Double panel radiator. Double glazed window.

SECOND FLOOR

LANDING

Galleried landing with spindle balustrade staircase.

BATHROOM

9' 4" x 7' 9" (2.84m x 2.36m)

Free standing bevelled bathtub with upstand black and rose gold Art Deco style taps. WC with concealed cistern and Vitra dual flush. Walk in shower with paned shower screen, mains fed waterfall shower head and hand wand. Feature wash hand basin with mixer tap and soft close drawer storage below. Vertical ladder radiator. Inset spotlights. Double glazed Velux window.

BEDROOM

14' 3" x 8' 6" (4.34m x 2.59m)

Loft bedroom with gabled ceiling. Fitted wall lights. Double panel radiator. Double glazed Velux window.

BEDROOM

11' 6" x 6' 2" (3.51m x 1.88m)

Fitted wall lights. Double panel radiator. UPVC double glazed window.

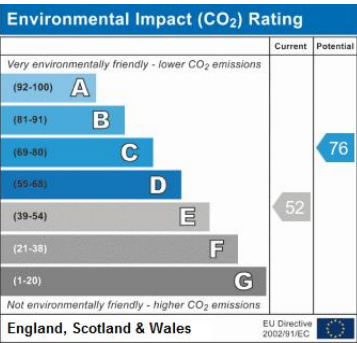
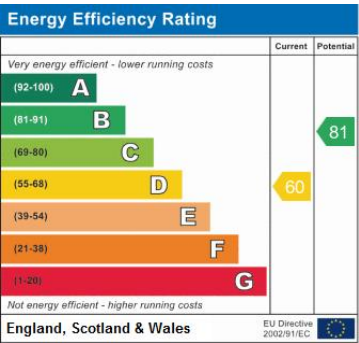
EXTERNAL

FRONT

Open porch with stepped entrance.
Pavied courtyard with landscaped hedging and conifers.
Two allocated parking spaces.

REAR

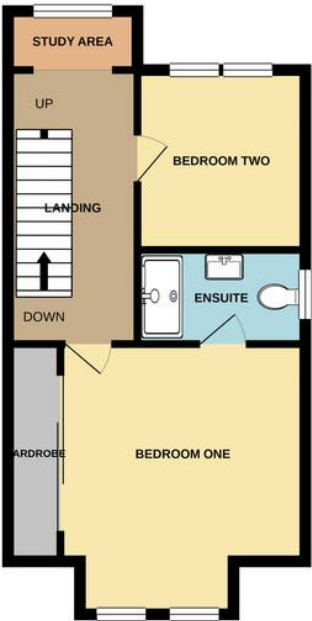
Hard landscaped rear garden with non slip paving.
Raised tiled garden beds with integrated bench seating and integrated lighting. Outside tap.



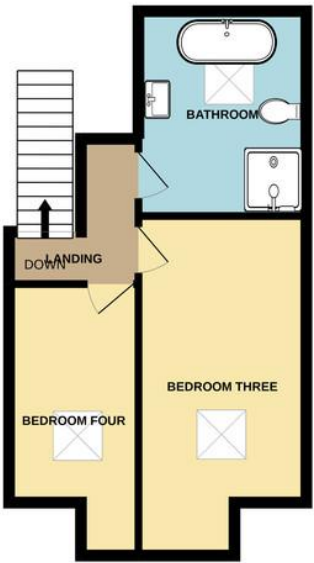
GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements