

37 GREAT OAK DRIVE, ALTRINCHAM



A Re-Planned And Refurbished Town House Positioned Adjacent To The Town Centre

A re-planned and refurbished town house positioned adjacent to the town centre and set within a sought after secluded development. The accommodation briefly comprises enclosed reception area, entrance hall, open plan living/dining kitchen with French windows to the stone paved terrace, cloakroom/WC, spacious sitting room, master bedroom with fitted furniture and en suite shower room/WC, two further bedrooms with fitted furniture and modern family bathroom/WC. Central heating and PVCu double glazing. Allocated resident and visitor parking. South facing rear gardens.

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DIRECTIONS

Travelling from our Hale office proceed over the level crossing to the traffic lights. Turn right, over the mini roundabout to the next traffic lights and turn right into Lloyd Street, at the second set of lights turn left onto Manor Road, through two sets of lights onto Oakfield Road and turn right into Oakfield Street where Great Oak Drive can be found on the right.

POSTCODE: WA15 8UH

DESCRIPTION

This modern three storey town house forms parts of a purpose built development constructed circa 2006 and contains a variety of properties in an interesting period design all of which combines to create an attractive setting. The approach is via a private driveway with parking areas beyond to include a reserved space in addition to a number of visitors spaces. The accommodation has been re-planned and refurbished to a high standard and is arranged over three floors with a complete range of contemporary fittings alongside gas fired central heating and PVCu double glazing.

To the ground floor is a private reception area with adjacent cloakroom/WC. This in turn leads onto the entrance hall and stunning open plan living space beyond. The kitchen is fitted with a full range of integrated appliances and a stylish range of high gloss grey units and quartz work surfaces alongside a matching centre island with integrated dining area and there is also space for additional seating. French windows open onto the stone paved rear terrace which is ideal for formal entertaining during the summer months and importantly with a southerly aspect to enjoy the sunshine throughout the day.

At first floor level the generously proportioned sitting room features a contemporary fireplace and may be used as an additional bedroom if required and there is also a double bedroom with quality fitted furniture. Contained on the floor above is the spacious master suite comprising generous double bedroom with beautiful fitted furniture and modern en suite shower room/WC, a further bedroom with a range of fitted furniture and fully tiled family bathroom/WC.

The location is ideal being adjacent to the shopping centre of Altrincham with its highly popular Market Quarter that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition, the property also lies within the catchment area of highly regarded primary and secondary schools.

ACCOMMODATION

GROUND FLOOR

ENCLOSED RECEPTION AREA

Approached beyond an opaque double glazed/panelled front door. Wood grain effect flooring. Recessed LED lighting. Coved cornice. Glazed door set within matching side-screens to:

ENTRANCE HALL

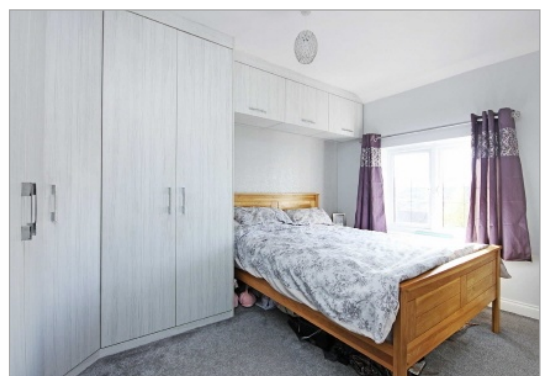
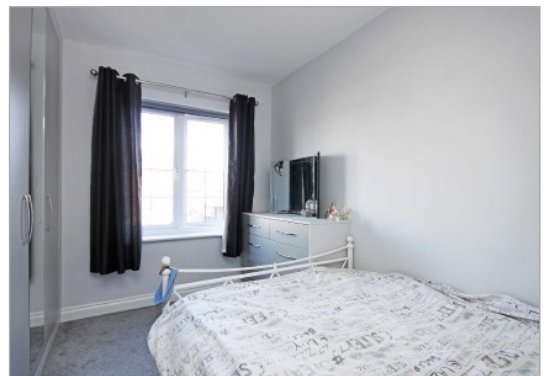
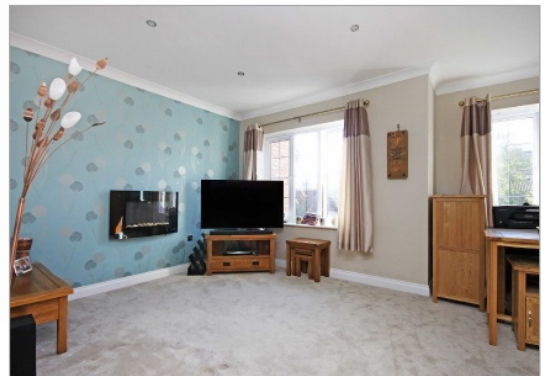
With the continuation of the wood grain effect flooring. Turned spindle balustrade staircase to first floor. Under-stair storage cupboards with soft close doors. Radiator.

OPEN PLAN LIVING/DINING KITCHEN 25'1 x 16'5 (7.65m x 5.00m)

Fitted with a comprehensive range of contemporary high gloss grey wall and base units beneath quartz work surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Wine rack. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, five ring gas hob with stainless steel chimney cooker hood above, larder fridge, larder freezer, dishwasher, wine cooler and automatic washing machine. Matching centre island with integrated dining area. Ample space for additional seating and provision for a wall mounted flat screen television. PVCu double glazed French windows to the rear terrace. Leaded light effect PVCu double glazed windows to the front and rear. Luxury vinyl tile flooring. Recessed LED lighting. Two radiators.

CLOAKROOM/WC

Positioned off the private reception area with white/chrome pedestal wash basin and low level WC. Opaque leaded light effect PVCu double glazed window to the front. Tiled floor. Radiator.



FIRST FLOOR

LANDING

Turned spindle balustrade staircase to the first floor. Leaded light effect PVCu double glazed window to the front. Radiator.

STTING ROOM

16'5 x 13'11 (5.00m x 4.24m)

A spacious full width reception room with the focal point of a contemporary wall mounted flame effect electric fire. Two leaded light effect PVCu double glazed windows to the rear. Recessed LED lighting. Coved cornice. Two radiators.

BEDROOM TWO

10'10 x 8'11 (3.30m x 2.72m)

A double bedroom with newly installed fitted wardrobes containing hanging rails, drawers and shelving and matching chest of drawers. Leaded light effect PVCu double glazed window to the front. Radiator.



SECOND FLOOR

LANDING

Airing cupboard housing the hot water system. PVCu double glazed window to the front. Radiator.

BEDROOM ONE

13'3 x 9'5 (4.04m x 2.87m)

Fitted with a five door range of fitted wardrobes and recess for a double bed beneath matching cupboards. Bedside table. Leaded light effect PVCu double glazed window to the rear. Provision for a wall mounted flat screen television. Radiator.



EN SUITE SHOWER ROOM/WC

6'8 x 5'0 (2.03m x 1.52m)

Fully tiled and re-fitted with a white/chrome semi recessed vanity wash basin with mixer tap and low level WC with concealed cistern. Walk-in shower with thermostatic rain shower and glass screen. Opaque leaded light effect PVCu double glazed window to the rear. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.



BEDROOM THREE

9'5 x 9'1 (2.87m x 2.77m)

Quality fitted furniture including wardrobes and twin pedestal dressing table. Leaded light effect PVCu double glazed window to the front. Radiator.

FAMILY BATHROOM/WC

6'8 x 5'6 (2.03m x 1.68m)

Refitted with a modern white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, semi recessed vanity wash basin with mixer tap and low level WC. Tiled walls and floor. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE

Allocated resident and visitor parking.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

TENURE

We are informed the property is held on a leasehold basis for the residue of 155 years from 1st Jan 2002 and subject to a Ground Rent of £280 per annum. Full details will be provided by our clients Solicitor. There is currently a service charge of £250 per annum which pays for maintenance of the grounds.

COUNCIL TAX

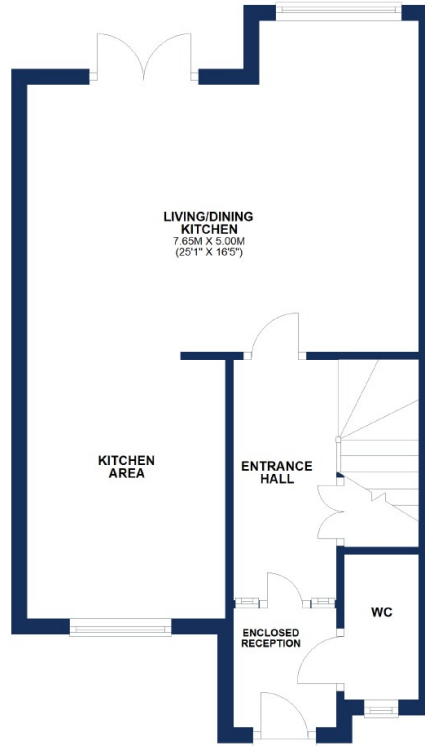
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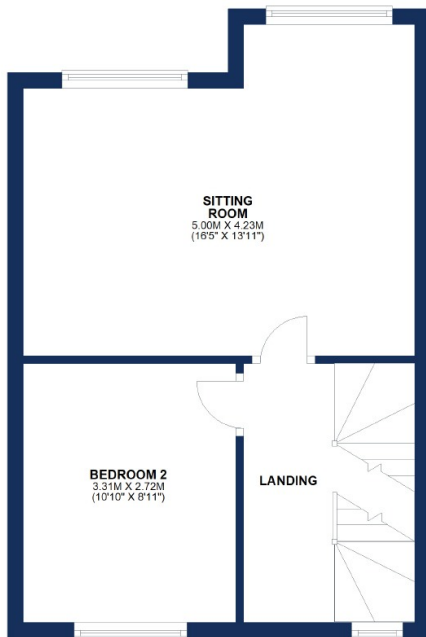
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



GROUND FLOOR
APPROX. 38.8 SQ. METRES (417.1 SQ. FEET)



FIRST FLOOR
APPROX. 36.0 SQ. METRES (387.0 SQ. FEET)



SECOND FLOOR
APPROX. 35.8 SQ. METRES (385.5 SQ. FEET)



TOTAL AREA: APPROX. 110.5 SQ. METRES (1189.7 SQ. FEET)
Floorplans For Illustrative Purposes Only

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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