



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,100,000

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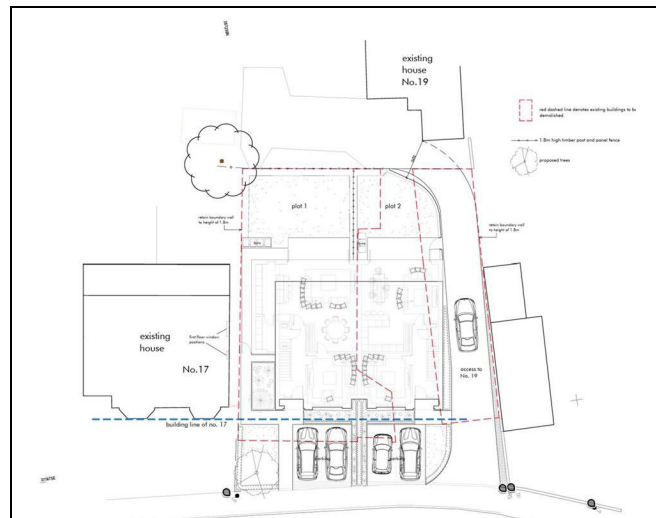
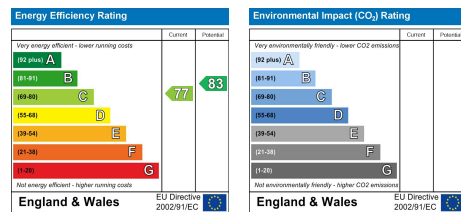


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

A STUNNING, NEW BUILD, SEMI DETACHED FAMILY IDEALLY LOCATED FOR HALE VILLAGE, ALTRINCHAM TOWN CENTRE, EXCELLENT LOCAL SCHOOLS AND THE METROLINK. NO CHAIN! 2305SQFT

Porch. Hall. Cloaks/WC. Lounge. 450sqft Open plan Live In Dining Kitchen. Utility. Four Double Bedrooms. Three Bath/Shower Rooms. Driveway. Garden. No Chain!



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

Queens Walk is an exclusive development of just two Brand New Semi-Detached family homes situated in a highly sought-after position, approximately half a mile from Hale village with its renowned restaurants, wine bars and cafés. A little further is the vibrant town centre of Altrincham, home to the award-winning Market Quarter, boutique shops and the Metrolink providing regular services into Manchester.

The location is also ideal for access to the surrounding motorway network and Manchester International Airport. Families will also appreciate the catchment for highly regarded primary and secondary schools including Stamford Park School, while just 200 yards to the north lies Stamford Park with tennis courts and open recreational space.

Plot One is now SOLD and Plot 2 is available for immediate occupation.

This outstanding newly-built property extends to approximately 2,300 square feet and is arranged over Three Floors. It has been meticulously designed and finished to the very highest specification, blending striking modern architecture with well-planned, practical living space.

The specification has been carefully chosen to combine elegance and durability. Internally, solid timber doors with brushed metal furniture are complemented by deep moulded skirting boards and architraves. Concealed lighting and brushed metal switches add to the contemporary finish, while mains-powered smoke detectors and pre-wiring for Sky and HD ensure convenience and safety. The property carries a ten-year new home warranty.

The property benefits from underfloor heating throughout the ground floor, triple glazing and two off-road parking spaces.

The accommodation begins with a recessed Porch and welcoming Hall with under stairs storage leading to a front Lounge, Cloakroom/WC and a magnificent 450 square foot open-plan Live In Dining Kitchen with sliding doors open directly onto the garden, creating a wonderful space for family life and entertaining.

The Kitchen is a true centrepiece, fitted with a sleek German design incorporating Silestone worktops and a full range of Siemens/Neff appliances including dishwasher, microwave, multifunction oven and grill, larder fridge and no-frost freezer. A state-of-the-art Bora cooktop extractor, soft-close cabinetry, inset sink with brushed steel mixer tap and bar seating complete the space. Designer porcelain floor tiles extend throughout, while large format sliding doors provide an effortless connection to the garden.

Off the First Floor Landing is a conveniently located Utility Area.

Over the Two Upper Floors are Four Bedrooms served by Three contemporary Bathrooms.

The Second Floor features a superb Principal Bedroom Suite with an En-Suite Bathroom, a large separate Dressing Area and access to a private Balcony.

Externally, the home is finished with natural grey slate contemporary roof tiles, high-quality aluminium windows and sliding doors, with up-and-down lighting to both front and rear. Two off-road parking spaces and an electric vehicle charging point further enhance the practicality.

The Garden to the rear is laid to lawn with patio area, enclosed within timber fence panelling.

A Stunning Contemporary Home in a Prestigious Location

- 10 Year New Build Warranty
- Freehold
- Council Tax Band F

