



Jordan fishwick

12 NORCLIFFE HALL MEWS ALTRINCHAM ROAD STYAL SK9
PCM £1,295 PCM

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AVAILABLE EARLY DECEMBER PART FURNISHED - AGE RESTRICTION APPLIES

Located in the picturesque setting of Norcliffe Hall Mews, situated in Styal village is this ground floor apartment. The village itself has a local convenience store, a fabulous pub, and ample countryside walks. Forming part of a secluded development with attractive elevations and stunning grounds which provide a unique opportunity for individuals over the age of 55 to live in a tranquil and peaceful environment while enjoying the amenities and countryside surrounding Styal village.

Communal entrance hallway leading to an internal entrance hallway, large living and dining room with patio doors leading to an outside sitting area and the communal gardens.

There are two double bedrooms, a stylish modern kitchen diner, and a modern shower room.

Ample residents and visitors parking

Contact Wilmslow 01625 536300 £1295.00pcm

Directions

From our Wilmslow office (SK9 1JX) on Alderley Road in central Wilmslow proceed in a northerly direction through two sets of traffic lights into Manchester Road. Continue across the roundabout and at the top of the hill turn left into Styal Road. Continue to Styal village and just past the memorial monument turn left into Altrincham Road. Continue along this road for approximately 0.8km and the entrance to the Norcliffe Hall Mews will be found on the left hand side.

Ground Floor

Communal Entrance Hall

Private Entrance Hall

Telephone entry system, two storage cupboards, ceiling coving and engineered oak flooring.

Living Room

18'8" x 16'5"

This spacious living room is beautifully presented and has double oak doors with glazed inserts from the hallway. Feature fire surround with inset electric fire, storage heater, television aerial point, telephone point, double glazed window overlooking the communal gardens, double glazed French doors to the rear patio area and communal gardens. Space for dining table.

Kitchen Diner

16'1" x 7'4"

Fitted with a range of base and wall units with work surfaces over incorporating a one and a half bowl stainless steel sink unit, four ring ceramic electric hob with extractor over and glass splashback, integrated oven, grill and microwave. Built in washer/dryer, dishwasher and fridge freezer. Space for dining table. Double glazed window to the front aspect.

Bedroom One

15'6" x 11'2"

Double glazed window overlooking communal gardens, range of fitted wardrobes, television aerial point, telephone point, storage heater and ceiling coving.

Bedroom Two

12'5" x 8'11"

Double glazed window to front aspect, built in wardrobes, storage heater and ceiling coving.

Shower Room

Double shower cubicle with electric shower over, vanity wash hand basin and low level wc in concealed cistern in fitted unit with storage cupboards and drawer below, extractor fan, tiled walls and panelling to walls.

OUTSIDE

Communal grounds and gardens, beautifully maintained.

Parking

Ample residents and visitor parking.



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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