



**GASCOIGNE  
HALMAN**

WEST LYNN, DEVISDALE ROAD, BOWDON

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THE AREAS LEADING ESTATE AGENT





## WEST LYNN, DEVISDALE ROAD, BOWDON

**£565,000**

Spacious Ground Floor Garden Flat in gated, period conversion in the heart of Bowdon. With beautiful, landscaped communal gardens, two Bedrooms and two Bathrooms. The Kitchen and Sitting Room both overlook the gardens with a terrace off the Kitchen. Situated close to Altrincham Town Centre and Hale Village with their wide range of amenities.

Entering the property down the steps from the driveway, the spacious Hallway leads to two well- presented Double Bedrooms. The Principal Bedroom has a bay window to the front elevation with built in wardrobes and ensuite Bathroom. The Second Bedroom also has fitted wardrobes and walk-in cupboard and is served by the main Bathroom. There is a large walk-in storage cupboard accessed from the Hall.

The generous Sitting Room has a bay window overlooking the Gardens to the rear, with a feature fireplace and surround.





Back through the Hall, the Dining Room leads through to the Breakfast Kitchen at the rear, which has large windows overlooking the gardens, with access out onto a patio area. The Kitchen is fitted with a range of modern units with integrated Hob and Oven. There is space for a Breakfast Table and a useful Pantry provides extra storage space.

Outside, set back from the road via a long driveway, there is a single garage for the apartment, with two parking spaces and further guest parking available. The beautifully maintained communal gardens surround the development, which can be enjoyed via the terrace.

The property is subject to a Grant of Probate and potential purchasers should ask the Agent regarding possible timescales.

### LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

### LOCAL AUTHORITY

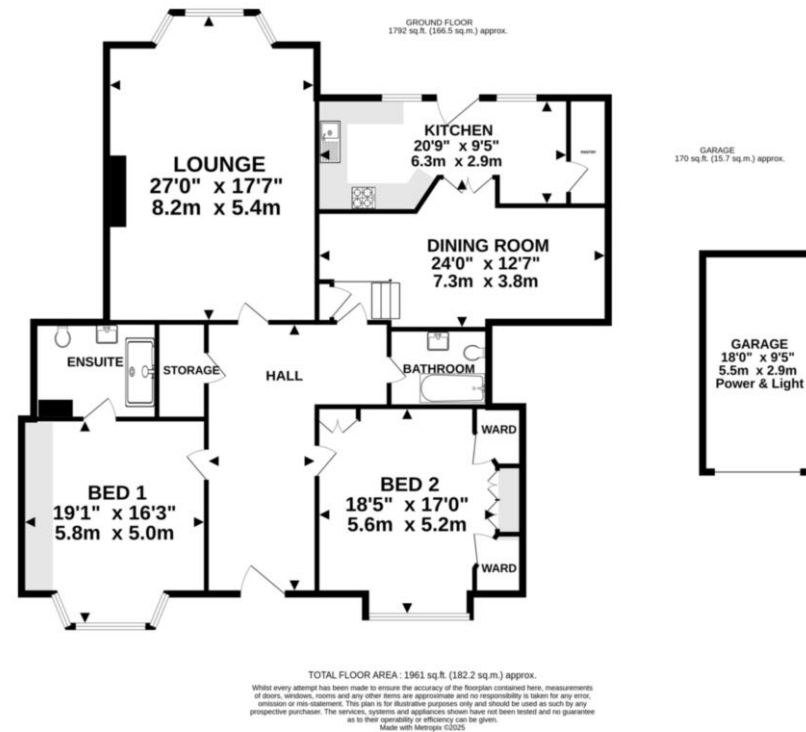
Trafford Borough Council Tax Band F - Amount payable for 2025/2026 is £3063.42

### TENURE

Managed Freehold - each owner is a shareholder in the management company.

### POSTCODE

WA14 2AT



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HALE OFFICE

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