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INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Ashley. Follow the road along and the Development will be found on the right hand side. The Apartment will be found in the first block on the right hand side as you enter the Development.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.



INDEPENDENT ESTATE AGENTS

14, 3 Wolf Grange Altrincham, Cheshire, WA15 9TS



A SUPERBLY SIZED FIRST FLOOR DUPLEX APARTMENT WITH IMPRESSIVE FEATURE MEZZANINE BEDROOM AND TWO UNDERCROFT PARKING SPACES LOCATED ON THIS DESIRABLE GATED DEVELOPMENT, WALKING DISTANCE OF HALE VILLAGE. 1130sqft.

Hall. Study Area. Open Plan Living/Dining Kitchen. Two Double Bedrooms. Three Bath/Showers. No Chain.

£365,000

in detail



A superbly sized First Floor purpose built Apartment within the desirable Wolf Grange gated development superbly positioned within walking distance of the centre of Hale Village and Train Station, Altrincham Town Centre, popular Market Quarter and Metrolink and being on the edge of the Bollin Valley.

The well presented property is arranged over Two floors with the generous accommodation extending to some 1130 sqft providing an Entrance Hall with Study Area and Open Plan Living and Dining Kitchen served by Two Double Bedrooms and Three Bath/Shower Rooms.



A particular feature of the property is the impressive First Floor Mezzanine Bedroom which overlooks the Open Plan Living accommodation below.

The Wolf Grange development features a secure remote control operated electric gated entrance, Two Under Croft Parking Spaces in addition to visitor parking and a video entry system.

This property would be ideal for a first time buyer, downsizer looking for a 'lock up and leave' or investor buyer and is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:
Communal Entrance and Hall with staircase to the First Floor Landing. Entrance serving Apartment 14.

Spacious Hall with staircase leading to the Second Floor, halogen lighting and large storage cupboard off housing the hot water system and plumbing for washing machine.

Open Plan Living Room and Dining Kitchen is a wonderful sized Reception Room with 17' ceiling height windows to the side elevations, halogen lighting.

The Kitchen Area is fitted with a range of modern wood veneer shaker style base and eye level units with concealed lighting and brushed metal finish handles, granite worktops with stainless steel sink and drainer unit. Integrated Smeg appliances include a stainless steel oven, microwave, halogen hob with extractor over and an integrated fridge and freezer and slim line dishwasher. Tiled flooring.

Principal Bedroom extends to some 12'7 x 12'6 with a window to the side elevation.

This Bedroom is served by an En Suite Shower Room with a double width shower cubicle with sliding doors, thermostatic shower, wash hand basin set upon a vanity unit and a WC with enclosed cistern. There is modern ceramic tiling to the walls and floor with an inset plate glass mirror, extensive halogen lighting and a chrome towel radiator.

Guest Bathroom fitted with a modern white suite with chrome fittings, bath with thermostatic shower over, wash hand basin set upon a vanity unit and a WC with enclosed cistern. Ceramic tiling to walls and floor, halogen lighting and a chrome towel radiator.



To the Second Floor Half Landing there is a Study Area and the staircase continues to provide access to impressive Mezzanine Bedroom Two and En Suite Shower Room. Loft access point.

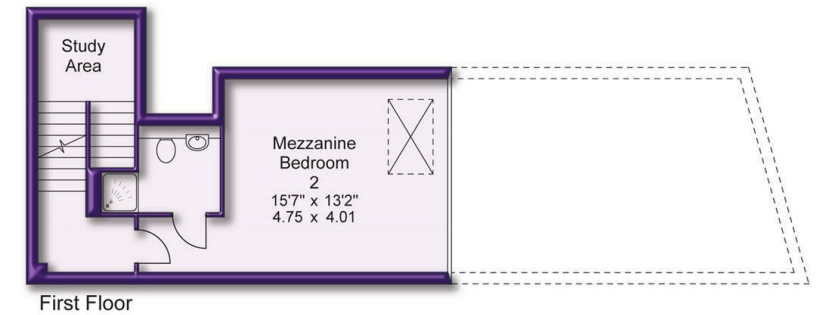
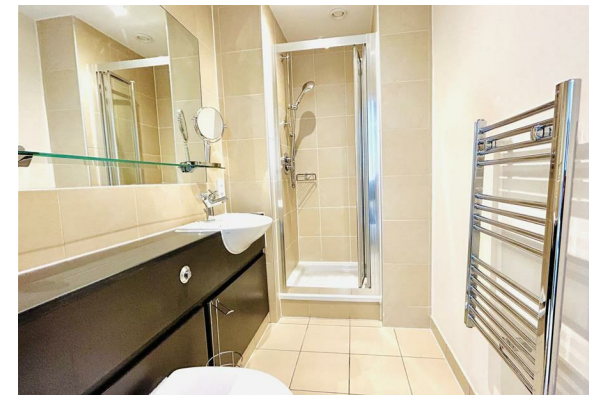
Bedroom Two is a superb room measuring some 15'7 x 13'2 with sloping but not restrictive ceilings inset into which is a Velux window and overlooks the Open Plan living accommodation below.

This Bedroom is served by a further spacious Shower Room with white suite with chrome fittings, shower cubicle with thermostatic shower, a wash hand basin set upon a vanity unit and WC with enclosed cistern. Again there is ceramic tiling to the wall and floors with inset plate glass mirror, halogen lighting and a chrome towel radiator.

Externally, there are delightful landscaped Communal Gardens surrounding the development, which are laid principally to lawn and interspersed with maturely stocked borders.

A gated entrance leads through a Driveway to the visitor parking areas and in turn leads down to the Under Croft Parking within which there are Two Allocated Parking Spaces serving Apartment 14.

- Leasehold - 999 years from January 2004
- Council Tax Band E



Approx Gross Floor Area = 1170 Sq. Feet
= 108.7 Sq. Metres

