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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# Apartment 3 Eastdale, 8 The Avenue

Hale, Altrincham, Cheshire, WA15 0LX



£750,000

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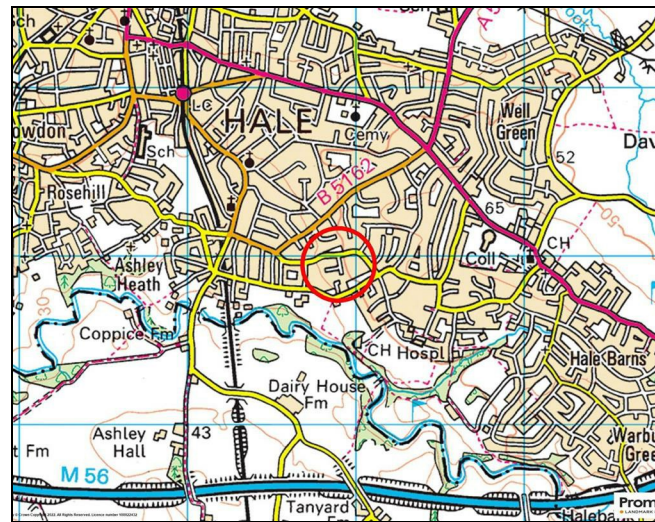
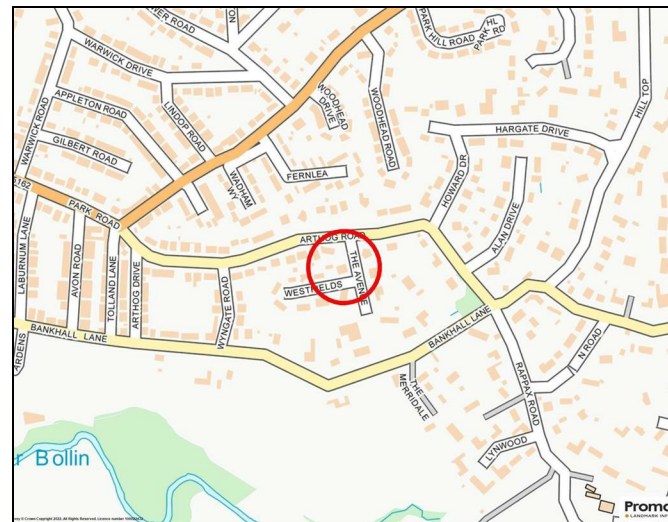
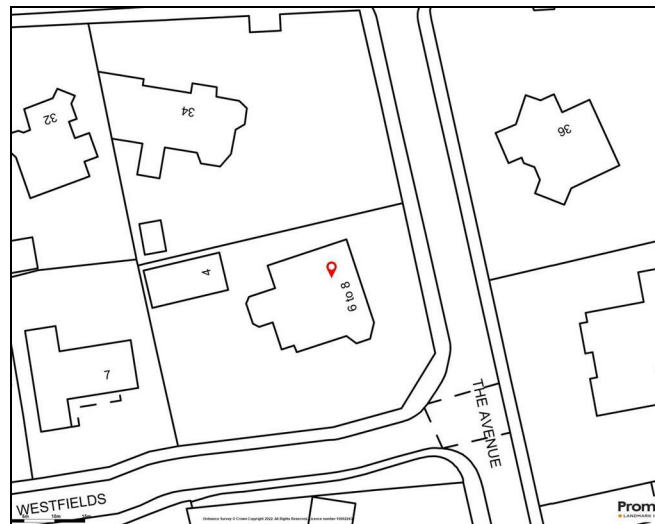


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## energy efficiency

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



# Overview

A SUPERBLY PRESENTED GROUND FLOOR APARTMENT SET WITHIN A FABULOUS CONVERSION, POSITIONED IN A DESIRABLE LOCATION AND BENEFITING FROM A SOUTH WEST FACING TERRACE WITH DIRECT ACCESS TO THE GARDENS. 2173SQFT

Communal Entrance. Lift. Private Entrance. Hall. Dining Area. 420sqft Lounge. Breakfast Kitchen. Utility. Three Double Bedrooms. Three Bath/Shower Rooms. Large Terrace. Guest and Residents Parking. Garage. Communal Gardens.



**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.

# in detail

A fabulous Ground Floor Apartment set within an impressive conversion and positioned on this enormously desirable road just off Arthog Road in Hale and as such positioned approximately midway between Hale Village with its fashionable shops, restaurants and bars and Hale Barns Village Centre, Shay Lane and Wicker Lane Synagogues and Holy Angels Roman Catholic Church in addition to excellent Schools.

The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are also within easy reach.

The property offers accommodation extending to approximately 2100 square feet plus the South West facing Terrace and has the added feature of direct Lift access into the apartment thus avoiding stairs.

The property is either accessed through the main front Communal Entrance via a few steps up to the front door or from the rear via the lift directly into the Apartment via the Open Plan Entrance Hall with cloaks cupboard off, which in turn is Open Plan to the Dining Area with bay window feature.

A beautifully proportioned 420 square foot Lounge has windows to three elevations, an impressive fireplace feature and has two sets of French doors onto the South West facing Terrace which looks directly onto the gardens.

The Breakfast Kitchen is fitted with an extensive range of white high gloss units arranged around a central island unit. Useful Utility Room off.

There are Three superbly proportioned Double Bedrooms all with built in furniture.

The Bedrooms are served by Three Bath/Shower Rooms, two being En Suite.

The Principal Bedroom is particularly well-proportioned extending to over 300 square feet, with a spacious En Suite Bathroom.

Externally, the Development is approached via a remote controlled Gated Entrance with Reserved Residents Parking surrounding the Development, in addition to a Parking space within a Garage block to the rear.

Eastdale stands in well maintained Communal Gardens, laid to South and West elevations enjoying sun throughout the day.

A fantastic apartment ideally suited for someone looking to downsize from a larger family home.

- COUNCIL TAX BAND 'G'
- LEASEHOLD 999 years from 1 January 2001

Approx Gross Floor Area = 2088 Sq. Feet  
= 193.9 Sq. Metres

