



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN

TEL: 0161 941 6633

FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA

TEL: 0161 973 6688

FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

Heald Lawn Heald Road

Bowdon, Altrincham, WA14 2JD



£475,000

www.watersons.net

www.watersons.net





HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net



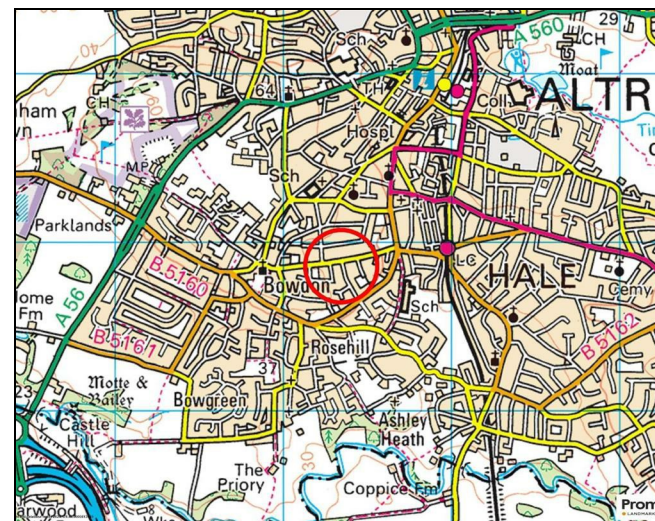
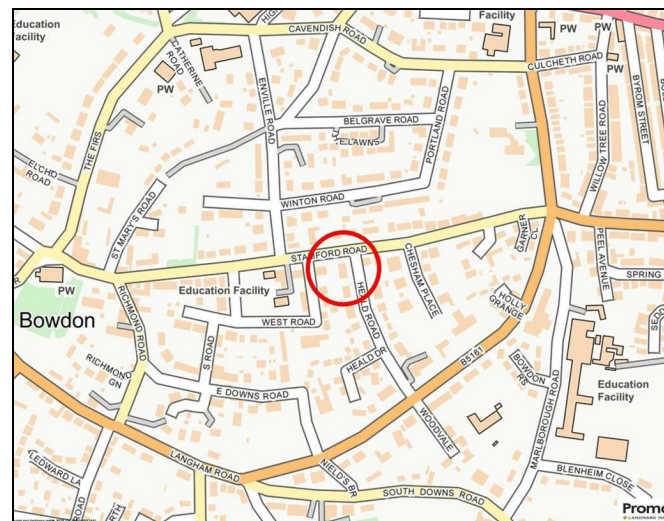
INDEPENDENT ESTATE AGENTS



energy efficiency

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

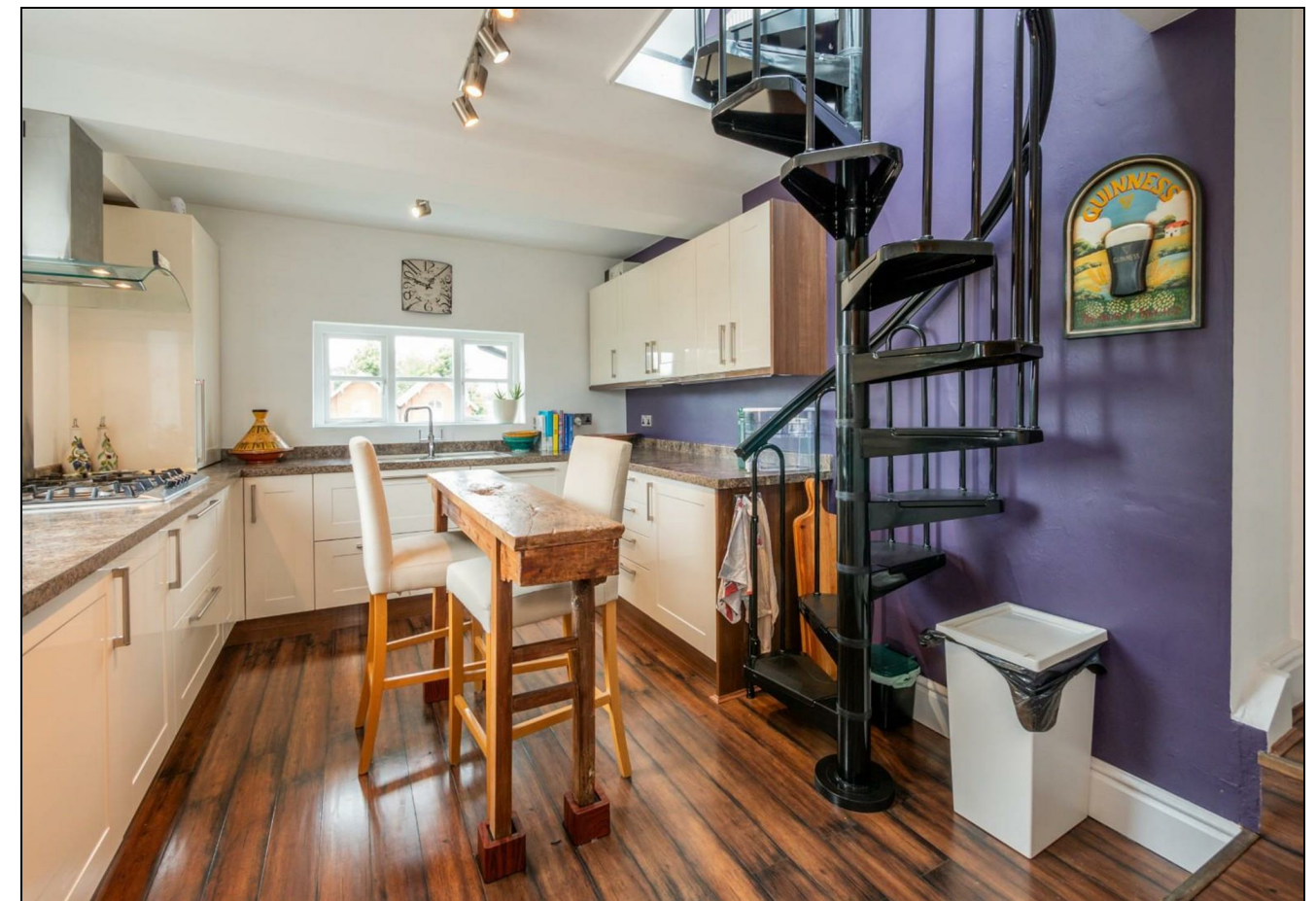
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	



Overview

A BEAUTIFULLY APPOINTED AND SUPERBLY PROPORTIONED TOP FLOOR APARTMENT SET WITHIN AN IMPRESSIVE CONVERTED VICTORIAN HOUSE DESIRABLY LOCATED WITHIN WALKING DISTANCE OF HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1396SQFT

Private Entrance. Hall. Living and Dining Room. Breakfast Kitchen. Sun Room. Two Double Bedrooms. Two Bath/Shower Rooms. Single Garage. Communal Gardens. No Chain!



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 superbly appointed and fabulously proportioned Top Floor Apartment within this impressive Victorian Conversion, ideally located within walking distance of Hale Village with its range of fashionable shops, eateries and bars, Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter.

The property offers extensive accommodation arranged over a single floor extending to approximately 1400sqft and has the rare and unusual feature of a cleverly designed Sun Room with South facing Balcony off.

The property is superbly appointed with excellent specification, Kitchen and Bathroom fittings and provides a 300sqft Living and Dining Room in addition to the Breakfast Kitchen. Two excellent Double Bedrooms are served by Two Bath/Shower Rooms, with the Principal Bedroom enjoying a walk in wardrobe/dressing room and En Suite Shower.

The Apartment also enjoys a delightful Sun Room which could also be utilised as a Home Study.

Externally, there is Residents Parking in addition to a Single Garage and Communal Gardens.

An internal inspection will reveal:

Communal Entrance and Halls. Second Floor Private Entrance door to Apartment 3.

Hall with much natural light via a skylight window inset into the high vaulted ceiling and having wood flooring. Doors give access to the Living and Bedroom Accommodation. High gloss finish floor to ceiling doors conceal extensive storage cupboards also housing plumbing for a washing machine.

Living and Dining Room. A fantastic Open Plan Living and Dining space with modern wood flooring throughout, continued from the Hall and divided into natural Living and Dining spaces by way of glazed folding doors, enabling the rooms to be entirely separated.

The Living Area has two sash windows enjoying a far reaching aspect and features a limestone fireplace surround with an inset Dru Global living flame fire. The Dining Area also has two sash windows with far reaching views.

Door from the Dining Area with steps down to the Kitchen, with windows enjoying attractive outlooks, including an arched feature window and with natural wood flooring. The Kitchen is fitted with a range of high gloss finish laminated fronted units with worktops over with an inset Franke single bowl, single drainer sink unit. Integrated stainless steel Bosch appliances include double ovens, microwave oven, five ring gas hob, extractor fan, fridge freezer and dishwasher. Cupboard housing the Worcester Bosch gas central heating boiler.

A spiral staircase leads to the rather unique feature of an Upper Level Sun Room, cleverly designed out of a roof void space, located under the eaves of the property and features three double opening Velux windows providing access to a South facing Balcony with wrought iron railing enclosure. There is wood flooring within the room itself and extensive under eaves storage space. The Balcony enjoys wonderful far reaching views.

Principal Bedroom One with attractive vaulted ceiling opening to an arched window to the front and having two further double glazed Velux skylight windows. Modern built in wardrobes. Doors give access to a large fitted Walk In Wardrobe/Dressing Room with extensive hanging rails, storage space and shelving.

Beautifully appointed En Suite Shower Room fitted with a white suite with chrome fittings, providing a shower cubicle with thermostatic shower and drench shower head, vanity unit wash hand basin and WC. Extensive tiling to the walls. Wood finish flooring. Chrome ladder radiator.

Guest Bedroom Two. Another fabulous Double Room utilised as a Reception Room by the current owners, with a window to the rear elevation and built in wardrobes/storage cupboards.

Bathroom, superbly styled with white suite with chrome fittings, providing a double ended bath with tiled surround and mixer shower, vanity unit wash hand basin and WC. Extensive tiling to the walls. Wood finish flooring. Double glazed Velux skylight window.

Externally, there is Driveway accessed via Stamford Road to the Resident Parking facilities, a Single Garage serves Apartment 3, being the right hand Garage in the block of two with a parking space in front.

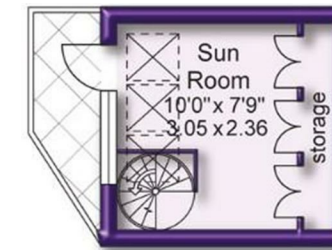
The building is surrounded by lovely maintained Communal Gardens with a particularly long, side lawned Garden area enjoyed with mature bushes, trees and plants.

Ready to move in to offered for sale with No Chain

AGENTS NOTE:

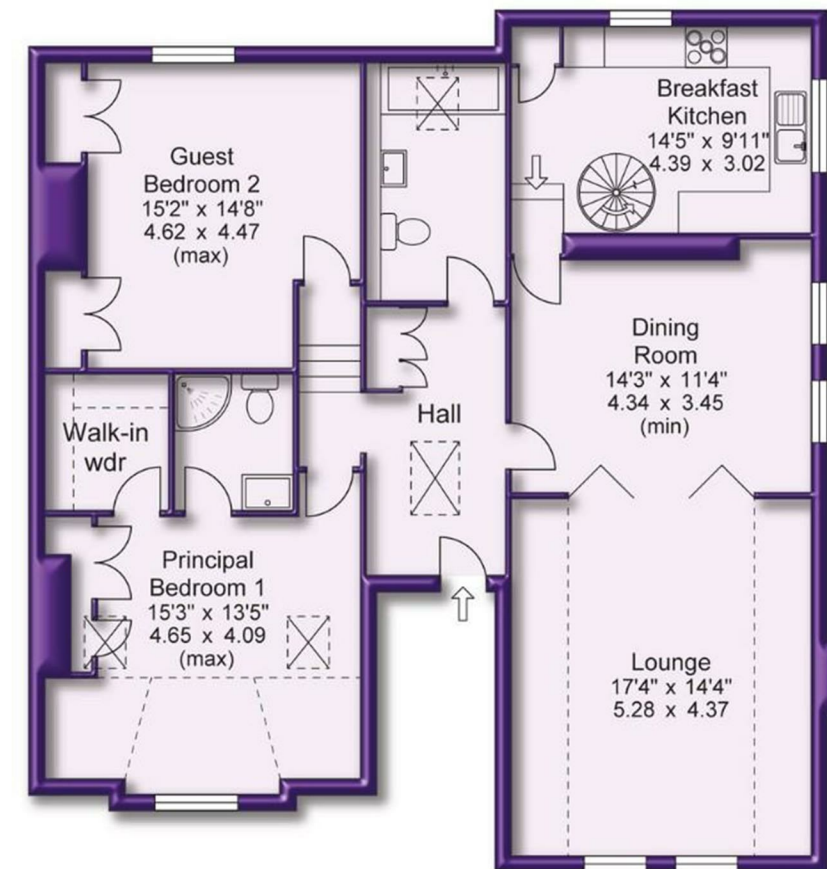
The vendor has advised that all the furniture in the property is available to purchase as a separate negotiation, so the Apartment could be acquired fully furnished.

- Leasehold - 999 years from 1 October 1986
- Council tax Band E



Upper Floor

Approx Gross Floor Area = 1396 Sq. Feet
= 129.41 Sq. Metres



Second Floor