



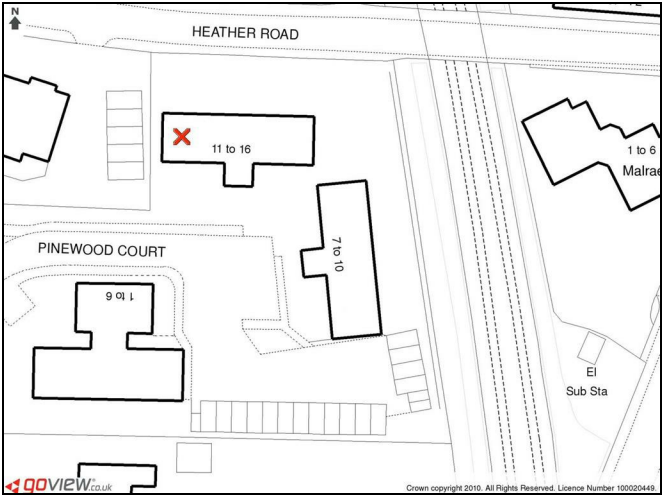
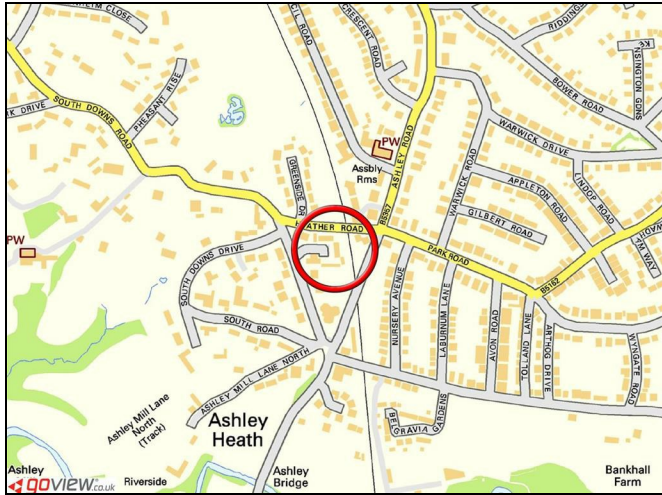
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INDEPENDENT ESTATE AGENTS

# location



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# 15 Pinewood Court South Downs Road Hale, Altrincham, WA14 3HY



**A SUPERBLY PROPORTIONED AND CONVENIENTLY LOCATED TOP FLOOR APARTMENT CLOSE TO HALE VILLAGE WITH HIGH SPECIFICATION KITCHEN AND BATHROOM FITTINGS. 1002SQFT**

**Hall. Cloaks. 300sqft Living and Dining Room. Breakfast Kitchen. Two Double Bedroom. Two Bathrooms. Parking. Garage. Communal Gardens.**

## 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
78	56

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
78	56

England & Wales EU Directive 2002/91/EC

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

**£425,000**



# in detail



A fantastic, superbly proportioned and well-appointed Apartment, comprehensively updated and improved with excellent specification Kitchen and Bathroom fittings and set on the Top Floor of this popular, purpose-built development, ideally located just off South Downs Road and within walking distance to Hale Village with its range of fashionable shops.



The property is stylishly presented throughout and has accommodation extending to approximately 1000 square feet providing:

A spacious 'L' shaped Hall with cloaks and storage space off and wood finish internal door. Loft access point will pull down ladder providing excellent storage.

300 square foot open plan Living and Dining Room with a wide bay window providing an abundance of natural light with the Living Area overlooking the front and with a further window in the Dining Area enjoying an attractive outlook.

The Breakfast Kitchen is fitted with a range of high-gloss finish laminate fronted units with Silestone worktops over with integrated stainless steel oven and combination microwave oven, four ring induction hob, extractor fan, fridge freezer, dishwasher, washer/dryer and drinks fridge. The units return to the Breakfast Bar for informal dining.

There are Two excellent-sized Double Bedrooms served by Two Bathrooms.

The Principal Bedroom has extensive, built-in wardrobes and bedside tables. The room has a window overlooking the front of the development.

The spacious En Suite Bathroom is fitted with a white suite and chrome fittings, providing a bath, vanity unit wash hand basin with toiletry cupboard below, WC and a wide enclosed shower area with thermostatic shower. Window to the front.

Bedroom Two is a double bedroom with built-in wardrobes and with a window enjoying the attractive aspect to the rear and this is served by the adjacent Family Bathroom.

Family Bathroom with a white suite with chrome fittings. Providing a bath with thermostatic shower over, wash hand basin with toiletry cupboard below and WC. Window to the rear.

Externally, the Pinewood Court development is surrounded by attractively laid out Communal Gardens, principally laid to lawn which is used by the residents.

The development is approached via long driveway with parking area serving the development for guest and resident parking and in addition, there is a Single Garage within a block.



Approx Gross Floor Area = 1002 Sq. Feet  
= 93.0 Sq. Metres



A superbly located Apartment in a very popular development in a fantastic

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