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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£615,000

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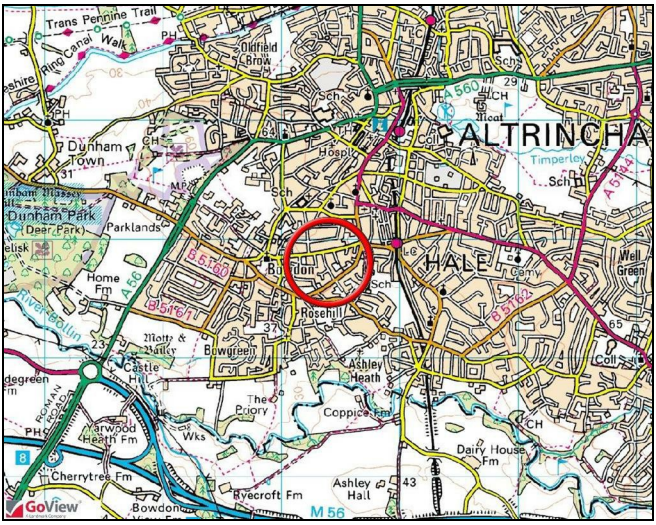
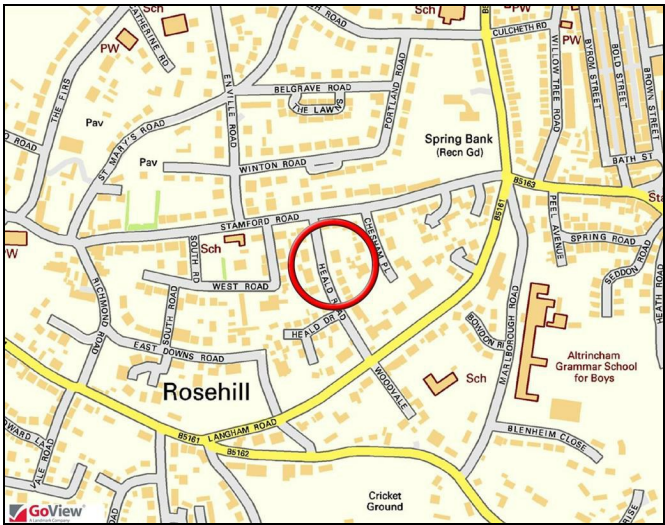
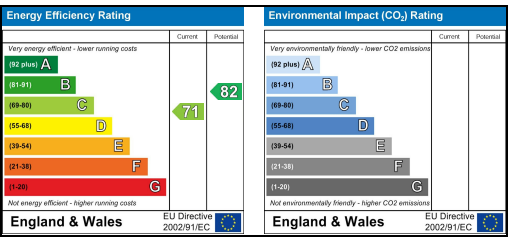
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energy efficiency

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



overview

A BEAUTIFULLY REFURBISHED AND SUPERBLY APPOINTED, FIRST FLOOR APARTMENT WITHIN AN IMPRESSIVE CONVERTED VICTORIAN HOUSE, LOCATED ON THIS DESIRABLE ROAD, WALKING DISTANCE TO HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1208SQFT

Private Entrance. Hall. Lounge. Open Plan Dining Kitchen. Three Bedrooms. Two Bath/Shower Rooms. Parking. 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 beautifully appointed and superbly proportioned First Floor Apartment set within this impressive Converted Victorian House, superbly located on this highly desirable road in the heart of 'Old Bowdon' within walking distance of Hale Village with its range of fashionable shops, eateries and bars and Altrincham Town Centre, the facilities, the Metrolink and the popular Market Quarter.

The stunning property has been comprehensively refurbished by the current owners, providing an exceptionally high specification throughout with the accommodation extending to some 1208 square feet providing a Hall, Lounge, Open Plan Dining Kitchen and Three Bedrooms, served by Two stylishly appointed Bath/Shower Rooms with underfloor heating.

The property enjoys period character features including sash windows, intricate corniced ceilings and beautifully proportioned rooms with the addition of contemporary parquet flooring with brushed brass inlay and panelled wall features.

Externally, there is a Driveway providing access to the rear of the property and a Garage with electricity. To the front there are well maintained mature Communal Gardens with well stocked borders.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Communal Entrance. Communal Hallway with staircase rising to the First Floor Landing. Private Entrance to Apartment 3. Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Panelled wall feature. Parquet flooring.

Superbly proportioned Lounge with wide bay window with three inset sash windows to the front elevation enjoying views over the attractive gardens. Impressive gas living flame coal effect fireplace with surround. Parquet flooring. Panelled wall feature. Coved ceiling. Decorative radiator cover.

Dining Room with sash window to the side elevation enjoying far reaching views. Panelled wall feature. Decorative radiator cover. Coved ceiling. Parquet flooring.

Steps lead down to the Open Plan Kitchen, fitted with an extensive range of base and eye level units with Quartz worktops over, inset into which is a sink and drainer unit with mixer tap over. Integrated Bosch oven, microwave oven, Neff four ring induction hob with extractor fan over, fridge, freezer, dishwasher and tumble dryer. Wall mounted gas central heating Worcester Bosch boiler. Windows to the side and rear elevations with far reaching views. Parquet flooring

Principal Bedroom One is a superbly proportioned room with two sash windows to the front elevation. Built in wardrobes along one wall providing excellent hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and brass fittings, providing a walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Plate glass vanity mirror. Custom built hidden mirrored storage. Underfloor heating.

Bedroom Two with sash window to the rear elevation. Built in wardrobes provide excellent hanging and storage space. Sash window to the rear elevation. Decorative radiator cover. Dado rail surround. Picture rail surround. Panelled wall feature. Coved ceiling.

Bedroom Three/Dressing Room with sash window to the rear elevation.

The Bedrooms are served by a stunning Family Bathroom fitted with a contemporary white suite and brass fittings, providing a double ended bath with shower attachment over, wash hand basin with built in storage and WC. Plate glass vanity mirror. Custom built hidden mirrored storage. Extensive tiling to the walls and floor. Underfloor heating.

Externally, there is a Driveway and a Single Garage, with electricity, serving Apartment 3 positioned to the rear of the property.

To the front, there is a deep, mature Garden frontage with well stocked borders, laid to lawn for the use of the Residents.

This property is offered for sale with no chain and could be moved into with the minimum of us.

- Leasehold - 999 years - 965 remaining from 1989
- Ground rent and service charge fees are £175 per month
- Council Tax Band 'E'

