



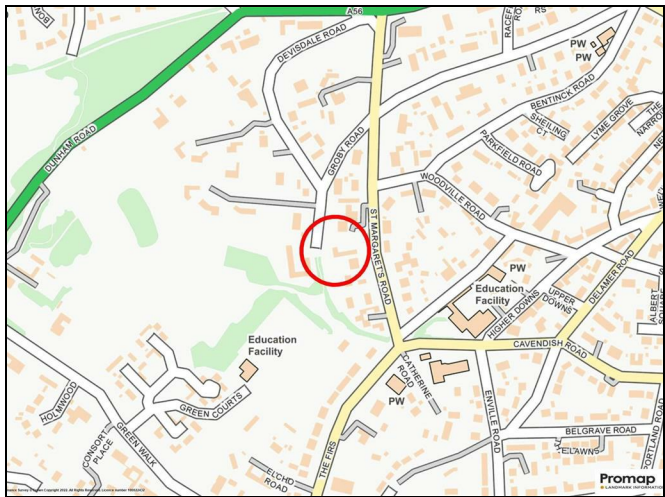
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INDEPENDENT ESTATE AGENTS

location



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.



INDEPENDENT ESTATE AGENTS

Flat 19, Haigh Lawn St. Margarets Road Altrincham, WA14 2AP



A SPACIOUS GROUND FLOOR APARTMENT WITH IT'S OWN PRIVATE ENTRANCE AND TWO SUNNY ASPECT PATIO AREAS WITH DIRECT ACCESS ONTO COMMUNAL GARDENS, WITHIN WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE. 1182sqft.

Hall. WC. Open Plan Lounge and Dining Room. Kitchen. Three Bedrooms. Bathroom. Parking. Single Garage. Lovely Communal Gardens. NO CHAIN

£425,000

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in detail



A superbly sized Ground Floor Apartment in the desirable Haigh Lawn Development, conveniently positioned for both Altrincham Town Centre its facilities, the Metrolink and the popular Market Quarter and Hale Village with its range of fashionable shops, eateries and bars.

A particular feature of the property is that it has its own Private Entrance door as opposed to a Communal Entrance and a Private Parking space with a Garage directly adjacent to the front. As such, it makes the property ideal for someone looking to downsize from a



The property extends to some 1182 square feet with the accommodation providing an Entrance Hall, spacious Lounge opening onto a Dining Room and separate Kitchen, in addition to Three Bedrooms and a Bathroom.

Externally, Haigh Lawn Development enjoys a delightful setting in landscaped Communal Gardens.

This property is offered for sale with no chain.

Comprising:

Canopy Porch. Entrance Hall with doors providing access to the Living and Bedroom accommodation. Coved ceiling. Dado rail surround. Access to useful storage cupboard.

WC fitted with a coloured suite providing a wash hand basin with built in storage below and WC. Tiling to the floor. Opaque window to the front elevation.

Lounge with wide glazed sliding Patio doors opening onto a West facing Patio Area and Communal Gardens beyond. Coved ceiling.

Dining Area with glazed sliding Patio doors leading onto a South facing Patio Area and Communal Gardens beyond. Coved ceiling.

Kitchen fitted with an extensive range of base and eye level units with worktops over inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated double oven, four ring hob and extractor fan over, fridge, freezer, washing machine and dishwasher. Window to the rear elevation enjoying views over the Communal Gardens.

There are Three Bedrooms served by a Bathroom with bath and separate shower. Principal Bedroom One with windows to the side elevation enjoying delightful views over the Gardens. Built in wardrobes providing extensive hanging and storage space.

Bedroom Two with windows to the side elevation enjoying views over the Communal Gardens.

Bedroom Three, also ideal as a Study with window to the front elevation.



The Bedrooms are served by a Bathroom fitted with a coloured suite providing a bath, separate enclosed shower cubicle with electric shower, wash hand basin and WC. Tiling to the bath, shower and sink areas. Tiled floor.

Externally, there is a Single Garage which is positioned to the right hand side as you approach the development. You can park in front of the garage and there are also four or five unallocated spaces there that can be used by visitors etc.



The Haigh Lawn Development enjoys most delightful Communal Gardens which are laid principally to lawn surrounding the property with mature trees and shrubs, borders stocked with a variety of flowers and plants.

The property is offered For Sale with No Chain.

- Leasehold - 999 years from 1 January 1983
- Council Tax Band C



Approx Gross Floor Area = 1182 Sq. Feet
(inc. Garage) = 109.8 Sq. Metres

Approx Gross Floor Area = 1020 Sq. Feet
(exc. Garage) = 94.8 Sq. Metres

