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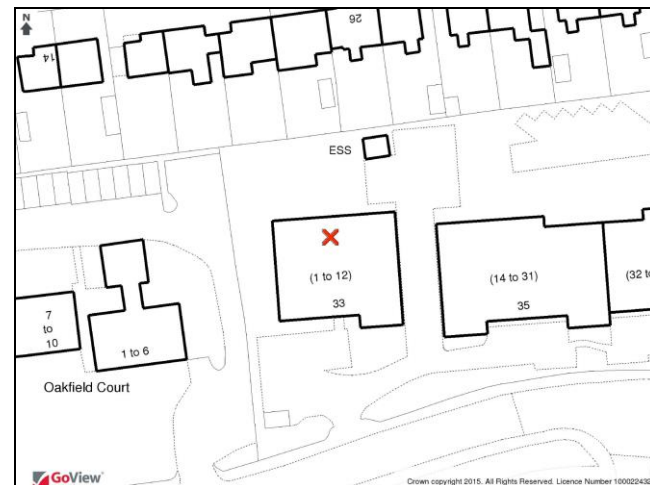
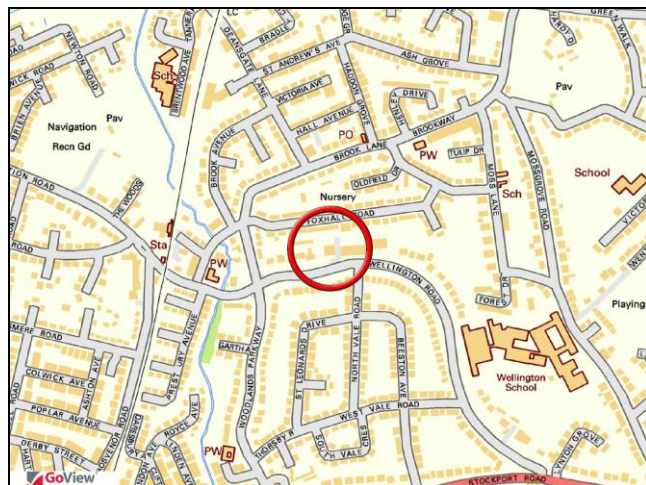


INDEPENDENT ESTATE AGENTS

# location

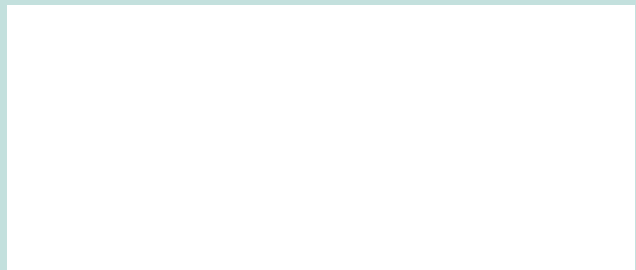


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights at Barrington Road, turn right onto Woodlands Road over the Woodlands Parkway flyover. At the traffic lights turn left on to Woodlands Parkway itself and continue to the mini roundabout. Turn right and the development will be found on the left.



## energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



**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.



INDEPENDENT ESTATE AGENTS

# Apartment 7, 33 Wellington Road Timperley, Altrincham, Cheshire, WA15 7RD



**A SUPERBLY SIZED FIRST FLOOR APARTMENT WITH LIFT, IN THIS POPULAR DEVELOPMENT CLOSE TO TIMPERLEY AND ALTRINCHAM CENTRES AND METROLINK. 823sqft.**

Hall. Living/Dining Room. Kitchen. Two Double Bedrooms. Two Bath/Showers. Resident/Guest Parking. Communal Gardens. No Chain.

*“ A lovely presented Apartment in a great location ”*

**£250,000**

# in detail



A well presented and superbly proportioned First Floor Apartment located in a modern purpose built Development with Lift, perfectly positioned within walking distance of Altrincham Town Centre and Timperley Village and all there facilities and the Metrolink at Altrincham and Navigation Road.



The property extends to approximately 823 square feet providing a Hall, Living/Dining Room and Kitchen served by Two Bedrooms and Two Bath/Shower Rooms.

Externally, there is allocated Resident and Guest Parking and the Development enjoys well maintained Communal Gardens.

Comprising:

Communal Entrance to Communal Hall with Lift and staircase to the First Floor. Private Entrance to Apartment 7.

Spacious Hall with doors providing access to the Living and Bedroom accommodation. Built in Cloaks. Entry Phone system.

Living and Dining Room with window to the rear elevation enjoying views over the Communal Gardens. An opening leads to the:

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

Bedroom One with two windows to the side elevation.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Tiling to the walls. Inset mirror. Chrome finish heated towel rail. Extractor fan.

Bedroom Two with window to the rear elevation enjoying views over the Communal Gardens. Wardrobes with glazed doors providing ample hanging and storage space.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Tiling to the walls. Chrome finish heated towel rail. Extractor fan.

Externally, there is allocated Resident and Guest Parking and the Development enjoys well maintained Communal Gardens laid to lawn with well stocked borders with a variety of plants, shrubs and trees.

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

A superbly located property in a first class Development.



Approx Gross Floor Area = 823 Sq. Feet  
= 76.45 Sq. Metres

