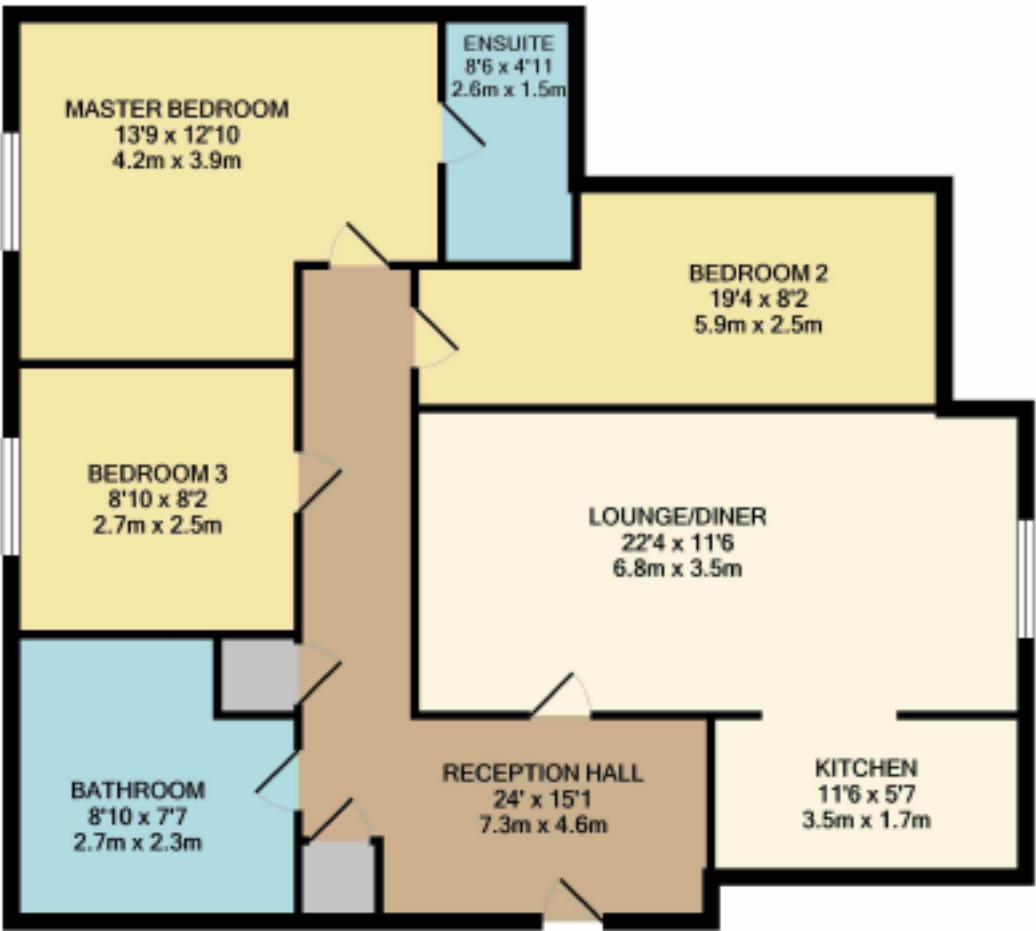




APARTMENT 16, MEADOW COURT,
WELLFIELD LANE, HALE
CHESHIRE, WA15 8LG

John N
Hilditch & Co



TOTAL APPROX. FLOOR AREA 1015 SQ.FT. (94.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: www.jhilditch.com

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APT 16, MEADOW COURT,
WELLFIELD LANE
HALE



Meadow Court is a smart bespoke development of apartments constructed approximately seventeen years ago by a local developer of repute.

Briefly the accommodation which is set out at second floor level comprises a communal entrance with staircase to the upper floors, the apartment itself comprises a good L shaped entrance hallway with two storage facilities. The focal point of the main entertaining area is a large sitting/dining room which opens through into the fitted kitchen, completing the accommodation is a master bedroom with en-suite, two further double bedrooms and a family bathroom. Externally are neatly maintained gardens, an electronically gated entrance and ample forecourt visitors and residents car parking.

This apartment has been consistently well maintained and now offers spacious accommodation extending to approximately 1015 sq.ft. The area generally is characterised by a mixture of apartments and houses all set equi distant between Hale and Hale Barns. Hale's fashionable village with its range of shops and restaurants is complemented by Hale Barns and its re-constructed village centre and Booths super market. Altrincham with its busy market town centre and regular Metrolink services into Manchester lies within five to ten minutes drive and the Bollin Valley and Green Belt are literally on the doorstep.

DIRECTIONS

From the centre of Hale proceed along the main Hale Road in the direction of Hale Barns, turning left onto Delahays Road, at the next set of lights turn right onto Grove Lane, follow Grove Lane for approximately half a mile turning left into Wellfield Lane, where the entrance to the apartments will be found on the left.

SECOND FLOOR

- ENTRANCE HALL 24'0" x 15'1" (7.3 x 4.6)
- KITCHEN 11'6" x 5'7" (3.5 x 1.7)
- SITTING ROOM/DINING ROOM 22'4" x 11'6" (6.8 x 3.5)
- BEDROOM ONE 13'9" x 12'10" (4.2 x 3.9)
- EN-SUITE 8'6" x 4'11" (2.6 x 1.5)
- BEDROOM TWO 19'4" x 8'2" (5.9 x 2.5)
- BEDROOM THREE 8'10" x 8'2" (2.7 x 2.5)
- BATHROOM 8'10" x 7'7" (2.7 x 2.3)



- SERVICES:
All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.
- TENURE:
- ASSESSMENT:
Trafford Borough Council. Council Tax Band "
VACANT POSSESSION UPON COMPLETION
VIEWING:
By appointment through the Agent.

