



APARTMENT 1, 1 WOLF GRANGE,
ASHLEY ROAD
HALE



Forming part of a highly popular development of apartments, No. 1 Wolf Grange is located in the original part of the development which was a former public house constructed roughly 100 years ago.

The apartment has the benefit of its own entrance and also has the added advantage of high ceilings which adds to the feeling of spaciousness.

GROUND FLOOR

- UTILITY ROOM
- KITCHEN 16'5" x 6'9" (5 x 2.06)
- LOUNGE 18'3" x 16'9" (5.55 x 5.11)
- BEDROOM ONE 17'9" x 16'5" (5.41 x 5.01)
- EN-SUITE
- BEDROOM TWO 16'5" x 16'0" (5 x 4.87)
- BATHROOM 7'8" x 4'10" (2.34 x 1.48)



Briefly the accommodation comprises an entrance hallway, a large formal lounge with bay windows, complemented by a fitted kitchen, two double bedrooms one with en-suite facilities and a separate family bathroom.

Wolf Grange is just a few hundred metres from Hale's fashionable village centre and is also with walking distance of the Bollin Valley and Ashley.

Altrincham's busy town centre is within five to ten minutes drive as is the Metro System into Manchester.

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.



DIRECTIONS

From the centre of Hale proceed along Ashley Road in the direction of Ashley where Wolf Grange will be found on the right opposite Park Road.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 58 D | |
| 38-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |