



Wolf Grange | | Altrincham | WA15 9TS

Guide price £450,000


SHEPPARD & CO

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- Superb Ground Floor Apartment
- Large Formal Lounge With Bay Windows
- Well Kept Communal Gardens
- Excellent Grammar School Catchment
- Situated In The Original Building
- Walking Distance To Hale Village
- Two Allocated Underground Parking Spaces Adjacent To Each Other
- No Onward Chain

Forming part of a highly popular development of apartments, this particular apartment 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.

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.

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.

These details have been approved by the vendor before printing and every effort has been made to ensure their accuracy. However, in view of the recent Property Misdescription Legislation affecting Estate Agents, prospective purchasers are advised to make their own enquiries, to view the property and to satisfy themselves as to the accuracy of the particulars.



GROUND FLOOR
90.1 sq.m. (969 sq.ft.) approx.



TOTAL FLOOR AREA: 90.1 sq.m. (969 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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