

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(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	



Edgemoor |
£1,750 PCM



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SALES & LETTINGS

Bedrooms 3

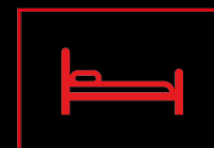
Bath 2

Reception 2

Parking here

Area
1431.00 sq ft

Available May



- Three Bedrooms
- Arranged Over Three Floors
- Fully Furnished
- Garage
- Generously Sized
- Two En-Suite Bathrooms
- Downstairs WC
- Southerly Facing Balcony
- Addition Off Street Parking
- Transport Links

A GENEROUSLY SIZED THREE BEDROOM, TWO BATHROOM APARTMENT WITH PRIVATE ENTRANCE, GARAGE & OFF STREET PARKING..... Well presented throughout with an abundance of natural light, Edgemoor is located within the heart of Bowdon whilst remaining within walking distance to Altrincham Town Centre and convenient access to the airport and transport links. Briefly comprising: Entrance hallway with ground floor WC/. Located on the first floor is the third bedroom, best used as a Home Office. Generous lounge with feature fireplace and sliding doors leading onto a southerly facing private balcony. Separate dual aspect dining room and large kitchen with integrated appliances including a dishwasher. The second floor boasts two substantial double bedrooms, both with en-suite bathrooms. There are landscaped gardens surrounding the building, open for all residents to use. Externally there is a garage with electric door and additional parking space in front. There are further visitor parking spaces available. GCH. Fully furnished. EPC Band- D. Council Tax Band- F.

