

Approx Gross Floor Area = 1116 Sq. Feet



Ground Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
77	77		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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**HIBBERT
HOMES**

Devisdale Road | Bowdon
Asking Price £480,000

Bedrooms 2	Bath 2	Reception 1	Private Parking	1116 Sq Ft	NO CHAIN

- SECOND FLOOR APARTMENT
- TWO BATHROOMS
- GREAT LOCATION
- VISITORS PARKING
- LIFTS TO ALL FLOORS
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- PRIVATE PARKING & GARAGE
- MANICURED COMMUNAL GARDENS
- NO CHAIN

A GENEROUS second floor apartment in a HIGHLY DESIRABLE RESIDENTIAL LOCATION. Open plan sitting/dining room, fully fitted kitchen, two bedroom and two bath/shower rooms. Private balcony, immaculate communal gardens. Allocated parking with a private automatic garage door and visitors parking. Lifts to all floors. Video entry. Close Proximity To Hale and Altrincham and the motorway and railway network. NO CHAIN.

