



**GASCOIGNE
HALMAN**

FLAT 3, HAZLEFIELD HOUSE, DELAMER ROAD,
BOWDON, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT

Simply beautiful and immaculately presented, this exquisite one-bedroom ground floor apartment is set within a handsome period conversion of real character. Ideally located just a short stroll from Altrincham and within convenient reach of Hale village, the property offers elegant, well-proportioned living space enhanced by high ceilings and charming original features throughout. Offered with no onward chain, this exceptional home is a rare find and must be viewed to be fully appreciated.

DESCRIPTION

Simply beautiful and immaculately presented, this exceptional one-bedroom ground floor apartment forms part of a handsome and highly regarded period conversion, offering a rare opportunity to acquire a home of real charm and character. Perfectly positioned within a short stroll of Altrincham town centre and within convenient reach of the ever-popular Hale village, the location combines convenience with a refined lifestyle.

The current vendor has thoughtfully designed the interior to create impressive and well-balanced living accommodation, enhanced by striking high ceilings, elegant proportions, and a wealth of retained period features that give the property a timeless appeal. The accommodation is accessed via a communal entrance hallway, leading to a welcoming private reception hall that sets the tone for the quality found throughout.

The bay-fronted living and dining room is of excellent size and provides a wonderful space for both relaxing and entertaining, while the beautifully appointed breakfast kitchen enjoys dual-aspect windows overlooking the attractive communal grounds, providing a high degree of natural light. The bedroom offers a serene space and benefits from fitted wardrobes and an en-suite bathroom. The bedroom enjoys a further bay, adding to the feeling of space, and is immaculately presented. A separate WC accessed from the reception hallway provides further practicality.

The development is surrounded with mature communal grounds and residents enjoy off road parking.

Offered with no onward chain, this outstanding apartment perfectly

blends period elegance with modern comfort and must be viewed to be fully appreciated.

LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe, The Trafford Centre is only a few miles away. Hale village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

DIRECTIONS

SAT NAV: WA14 2NG

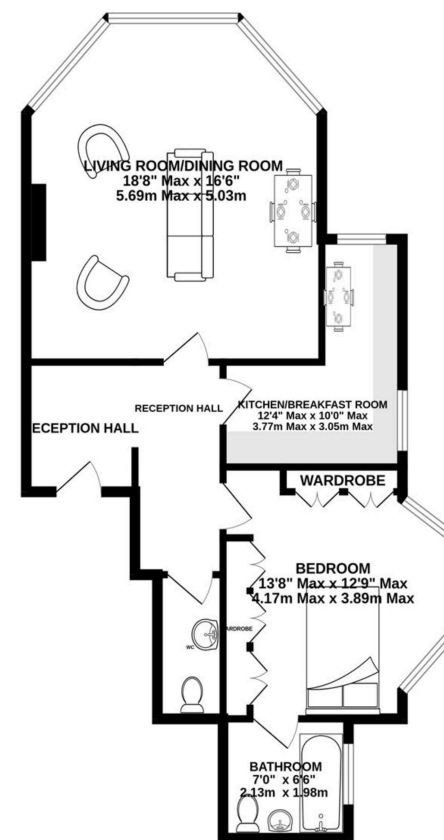
TENURE

Share Of the Freehold
103 years remaining
Service charge is £2,147.16 per annum

LOCAL AUTHORITY

Trafford - Tax Band D

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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**GASCOIGNE
HALMAN**

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