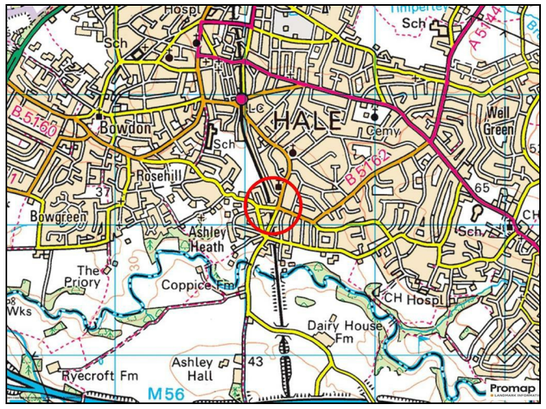
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The Property Ombudsman

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location

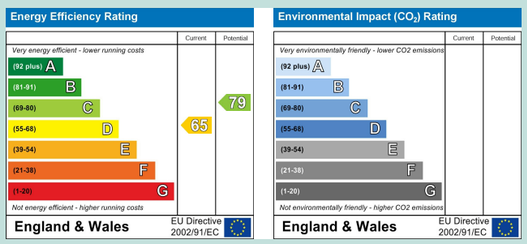






energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

WATERSONS
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Apartment 12, 3 Wolf Grange

Altrincham, WA15 9TS



A SUPERBLY PROPORTIONED AND STYLISHLY PRESENTED GROUND FLOOR APARTMENT WITH TERRACE, IDEALLY POSITIONED WITHIN WALKING DISTANCE OF HALE VILLAGE AND THE BEAUTIFUL BOLLIN VALLEY. SQFT

Hall. Open Plan Living, Dining and Kitchen Areas. Two Double Bedrooms. Two Bath/Shower Rooms. Under Croft Parking. Visitor Parking. Communal Gardens. No Chain.

£395,000

www.watersons.net

in detail





A superbly proportioned Ground Floor purpose-built Apartment within the stylish Wolf Grange gated development, positioned within walking distance of the centre of Hale Village and on the edge of the Bollin Valley.



A rare and valuable feature of the property is a Garden level Terrace, accessed via the French door from the Open Plan Living, Dining and Kitchen Area. The property enjoys excellent specification kitchen and bathroom fittings, with the accommodation extending to 982 square feet, providing a Hall, Open Plan Live In Dining Kitchen and Two Double Bedrooms served by Two Bath/Shower Rooms.

The development features a secure, remote control operated electric Gated Entrance, Under Croft Parking for one vehicle in addition to Visitor Parking, a video entry system and a Lift serving all floors.

This property is offered for sale with no chain and could be moved into with the minimum of fuss:



Comprising:

Communal Entrance and Hall to the Ground Floor Entrance serving Apartment 12.

Long Hall with doors providing access to the Living and Bedroom accommodation. Large storage/airing cupboard off.

Open Plan Living space with Dining and Kitchen Areas with a refitted Kitchen with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated Bosch appliances include an oven, four ring induction hob with extractor fan over, microwave oven, fridge, freezer, dishwasher and washing machine. A door and windows overlook and provide access to a private terrace area overlooking the Communal Gardens.



Principal Bedroom One with windows to the front elevation. Built-in wardrobes, cupboards and drawers providing excellent hanging and storage space.
This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed double width shower cubicle with thermostatic shower, wash hand basin with built-in storage and WC. Tiling to the walls.

Bedroom Two is another excellent Double Room with two windows to the front elevation. Built in wardrobe with sliding door.

The Bedrooms are served by the recently refitted Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC. Built-in storage cupboards. Inset mirror. Tiling to the walls.





Externally, there are delightful landscaped Communal Gardens surrounding the development, which are laid principally to lawn and interspersed with maturely stocked borders.

A gated entrance leads through a Driveway to the Visitor Parking areas and in turn leads down to the Under Croft Parking, within which there is One Parking Space serving Apartment 12.



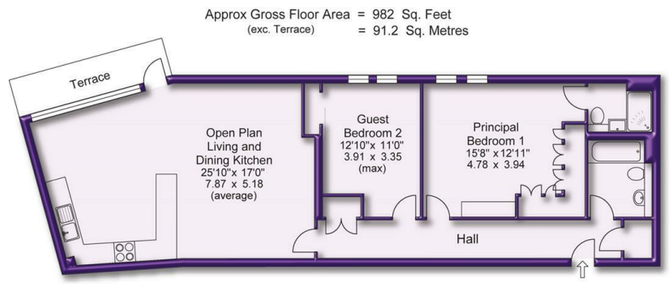
A lift leads from the Under Croft Parking directly into the development.

This property is offered for sale with no chain and could be moved into with a minimum off fuss.

- Leasehold - 999 years from 1 January 2004
- Council Tax Band E







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