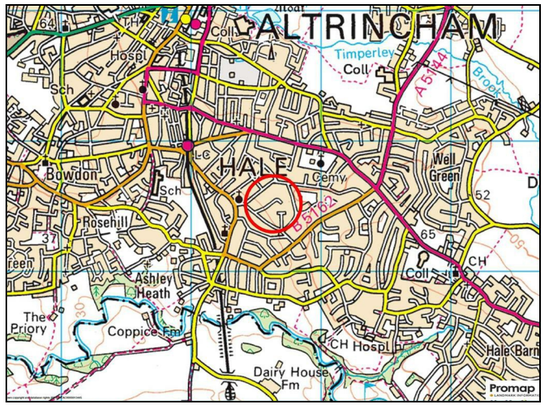
NAEA
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The Property Ombudsman

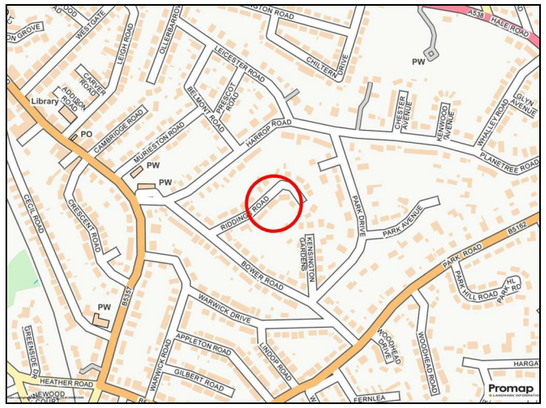
HALE OFFICE:
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TEL: 0161 941 6633
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location

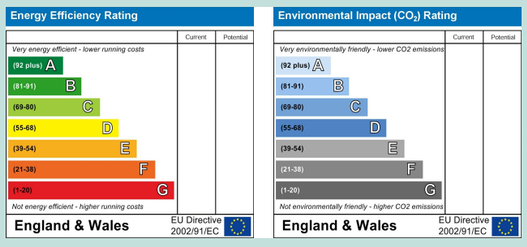






energy efficiency

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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Flat 1, 14 Riddings Road

Hale, Altrincham, WA15 9DS



A UNIQUE GROUND FLOOR APARTMENT, ONE OF JUST TWO PROPERTIES IN THIS CONVERTED SEMI DETACHED HOUSE, PERFECTLY LOCATED WITHIN A MOMENTS WALK OF THE VILLAGE, AND FEATURING IT'S OWN DRIVEWAY AND GARDEN. 1176 SQFT.

Porch. Hall. Cloaks. WC. 375sqft Living and Dining Room. Breakfast Kitchen. Conservatory Day Room. Two Double Bedrooms. Two En Suite Bathrooms. Parking. South East facing Garden.

£495,000

www.watersons.net

in detail









An excellent opportunity to purchase this most appealing Ground Floor Apartment, being one of just two Apartments within this converted Semi-Detached property and benefitting from its own self-contained entrance as opposed to a Communal Entrance, and ownership of a private Rear Garden for the use of Apartment 1 only, making this property feel very much more like a 'house within house' as opposed to an Apartment.







The property is superbly located on this desirable and peaceful road and within a moments' walk of Hale Village with its range of fashionable shops, restaurants and bars and represents an ideal downsizer-style property for somebody moving from larger family home locally, or indeed a professional single person or couple.

The accommodation extends to approximately 1200 square feet providing a wide Canopied Porch and Entrance Porch with double doors leading into the Hall with Cloaks and storage cupboards off and a Guest WC.

The 375 square foot Living and Dining Room features a wide bay window overlooking the Garden and French doors leading into a Conservatory Day Room and well as double doors leading into the Kitchen.
Both the Kitchen and the Conservatory Day Room are open plan to each other and have parquet design flooring running between the two spaces creating a nice flow of the space.

The Kitchen has recently been refitted with a range of laminate fronted units with Silestone worktops over and integrated oven, hob, extractor fan, fridge freezer, dishwasher and washing machine.
The Conservatory Day Room has a lovely aspect of the garden and French doors leading to the same.

There are Two Double Bedrooms, both enjoying their own En Suite Bathroom facilities and both with aspects to the front.

Externally, to the front, there is a Carriage driveway serving the two Apartments that form 14 Riddings Road and with ample space for parking for at least two cars off road literally outside the front door.

The Garden to the rear is a rare and valuable feature seldom found in an Apartment with patio areas accessed via the Conservatory Day Room.

Beyond this, the Garden is laid to lawn with maturely stocked borders and an attractive aspect towards mature trees within the boundaries of neighbouring properties. The Garden enjoys a south east facing and therefore sunny aspect.

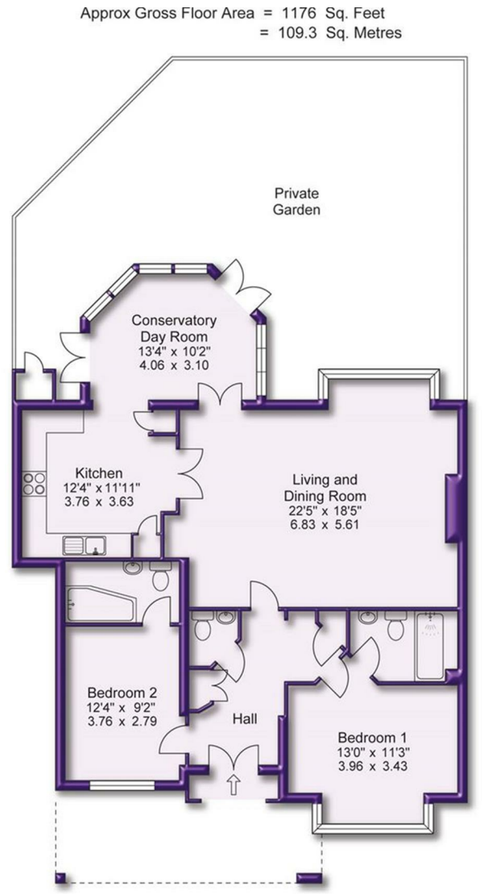
An excellent opportunity to acquire this most appealing property offered for sale with No Chain.

- Leasehold 999 years from 4 August 1986
- Council Tax Band C









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