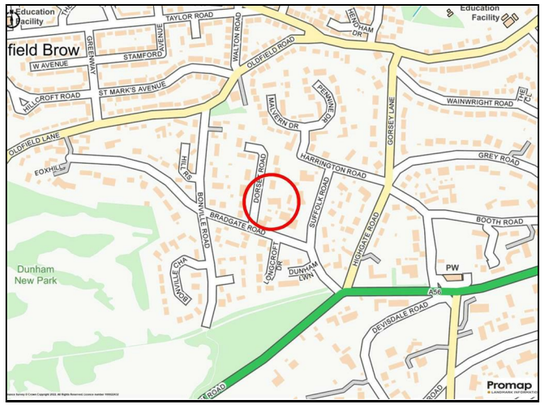
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

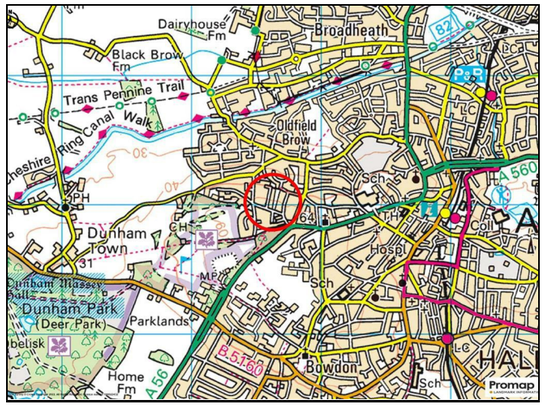
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
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WATERSONS
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location

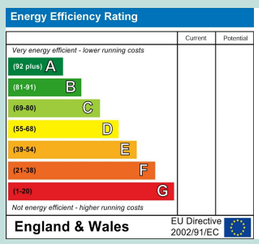


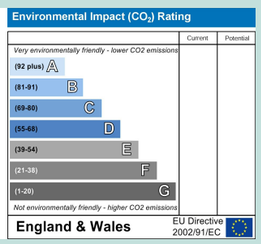




energy efficiency

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 7, Northwold House Dorset Road

Altrincham, WA14 4QN



A SUPERBLY PROPORTIONED SECOND FLOOR APARTMENT SET WITHIN THIS IMPRESSIVE VICTORIAN CONVERSION LOCATED ON THIS DESIRABLE ROAD CLOSE TO ALTRINCHAM TOWN CENTRE AND WITH COUNTRY WALKS TOWARDS DUNHAM ON THE DOORSTEP. 1318 SQ FT.

Entrance Hall. Living and Dining Room. Breakfast Kitchen. Two Double Bedrooms. Two Bath/Showers. Two Allocated Parking Spaces. Communal Gardens.

£475,000

www.watersons.net

in detail





A superbly proportioned Second Floor Apartment set within this impressive Period conversion located in this popular part of Altrincham within reasonable walking distance of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter and with country walks towards Dunham on its doorstep.

The well presented accommodation extends to some 1318 sq ft providing an Entrance Hall, Living and Dining Room and Breakfast Kitchen served by Two Double Bedrooms and Two Bath/Shower Rooms.

Externally, there are Two allocated parking spaces serving Apartment 7, one being under a carport. Northwold House development is set within attractive well maintained Communal Gardens laid principally to lawn and interspersed with maturely stocked borders.







Comprising:

Communal Entrance. Communal Hall with staircase and Lift rising to the Second Floor. Second Floor Landing. Private Entrance to Apartment 7.

Spacious Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Tiled floor. Built in cloaks and storage cupboards.

Double doors lead to a superbly proportioned Living and Dining Room with two bay windows enjoying views over the delightful Communal Gardens. To the Living Area, there is a gas living flame, coal effect fireplace with stone hearth surround. Coved ceiling. Wood flooring.

Breakfast Kitchen fitted with an extensive range of base and eye level units with granite worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a double oven, microwave oven, four ring hob and extractor fan over, fridge, freezer, washing machine and dishwasher. Wall mounted, gas central heating boiler housed within the units. Two windows to the side elevation. Tiled floor.

Principal Bedroom One is good sized room with two sets of French doors and Juliette Balconies overlooking and enjoying views over the Communal Gardens. Built in bedroom furniture comprising, wardrobes, bedside tables and dressing table. Fitted storage wardrobes/cupboards.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed folding door, wash hand basin with built in storage below and WC. Tiling to the walls and floor. Inset mirror.





Bedroom Two is another good size Double Bedroom with window to the side elevation. Built in double wardrobe. Coved ceiling.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings providing a bath, separate enclosed shower cubicle with glazed door, wash hand basin and WC. Tiling to the walls and floor.

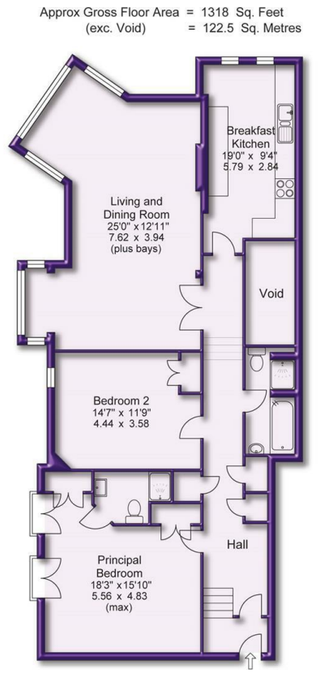


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- Share of the Freehold
- Council Tax Band F







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