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PROPERTY SALES AND RENTALS

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2 Chapel Walk, 38a Ashfield Road

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£480,000

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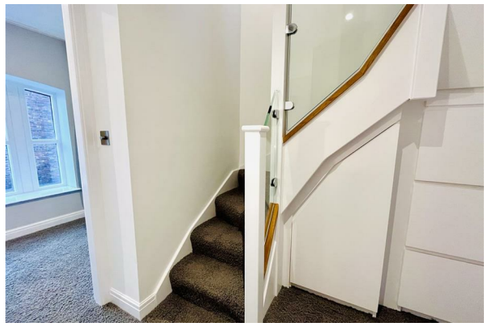

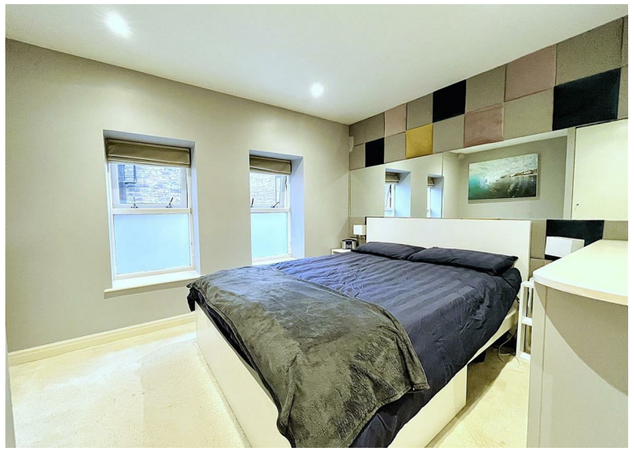

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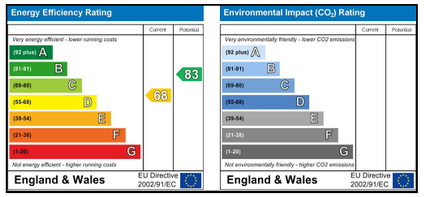
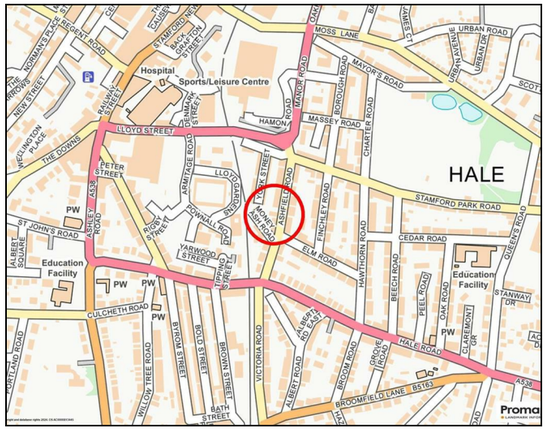
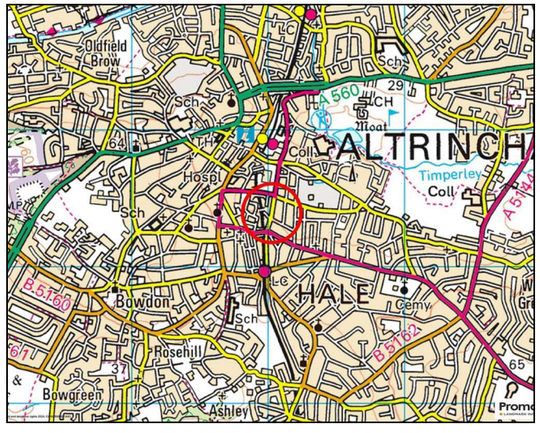
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)







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.

overview

A STUNNING CHAPEL HOUSE CONVERSION WITH TWO CAR PARKING SPACES ON THE POPULAR 'TREE ROADS', CLOSE TO BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1171SQFT

Entrance Hall. WC. Open Plan Live In Dining Kitchen. Utility. Two Double Bedrooms. Study. Two Bath/Shower Rooms. Allocated Parking. Courtyard Garden.

in detail

A stylishly appointed property arranged over Three Floors and forming part of this impressive former Chapel House, converted into just three highly individual homes.

The location is first class, among the ever popular ‘Tree Roads’, and as such within a few minutes walk of Hale Village, Altrincham Town Centre, all its amenities, the popular Market Quarter, the Metrolink and the open space of Stamford Park.

The well presented property offers extensive and versatile accommodation extending to some 1171 square feet, providing an Entrance Hall, WC and Open Plan Live In Dining Kitchen to the Ground Foor and there are Two Bedrooms and a Study served by Two Bath/Shower Rooms over the Two Upper Floors.

Externally, the property is enclosed within wrought iron gates, with allocated Residents Parking.

Comprising:

Entrance Hall with glass balustrade staircase rising to the First Floor. Access to useful under stairs storage. A door provides access to the Ground Floor living accommodation.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiled floor. Inset mirror.

Open Plan Live In Dining Kitchen with clearly defined areas. To the Living Area there are three double glazed wood frame windows to the front elevation.

To the Dining Area there is a window and door overlooking and providing access to the enclosed courtyard area.

The Kitchen Area is fitted with an extensive range of contemporary base and eye level units with worktops over, inset into which is a one and half bowl sink and drainer unit with mixer tap over. Integrated appliances include a double oven, four ring hob with extractor fan over, fridge, freezer and dishwasher. Breakfast bar. Recess lighting.

Utility Room with contemporary base and eye level units with worktops over. There is space and plumbing for a washing machine. Wall mounted gas central heating boiler housed within a unit.

To the First Floor Landing there is access to a Double Bedroom with En Suite Shower Room and a Study. A staircase rises to the Second Floor Landing. Access to useful under stairs storage.

Bedroom One with two double glazed wood frame windows to the rear elevation. Built in wardrobes provide excellent hanging and storage space. Padded wall feature with inset mirror.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin and WC. Extensive tiling to the walls and floor. Inset mirror. Pelmet lighting.

Study with double glazed wood framed window to the front elevation.

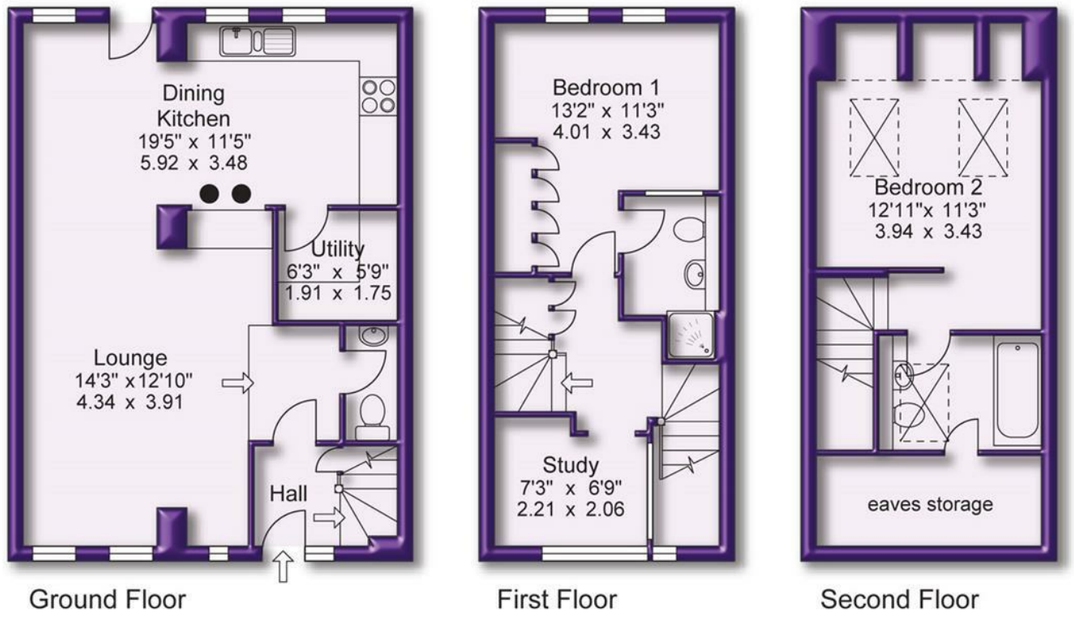
A glass balustrade staircase rises to the Second Floor Landing with access to Bedroom Two with En Suite Bathroom.

Bedroom Two with attractive vaulted ceiling with wood beams, inset into which are two Velux windows. Built in display shelving. Loft access point.

This room enjoys an En Suite Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Inset mirror. Vaulted ceiling with inset Velux window. Access to extensive roof void storage.

Externally, the Development is enclosed within wrought iron gates and has Two allocated Parking spaces.

To the rear, there is an enclosed, gravelled Courtyard Garden, accessed via the doors from the dining area.

-Leasehold - Term : 999 years from 1 March 2002
- Council Tax Band E

Approx Gross Floor Area = 1171 Sq. Feet
= 108.9 Sq. Metres