



**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

FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 6 Malrae Ashley Road

Hale, Altrincham, WA15 9LZ



£535,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://www.watersons.net)





**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  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

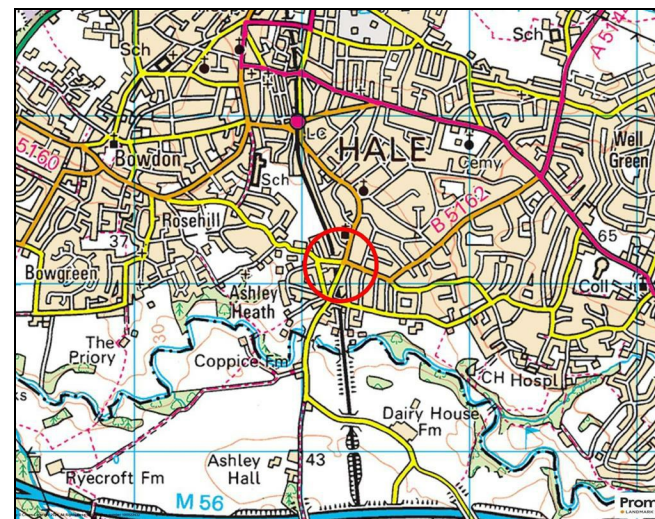
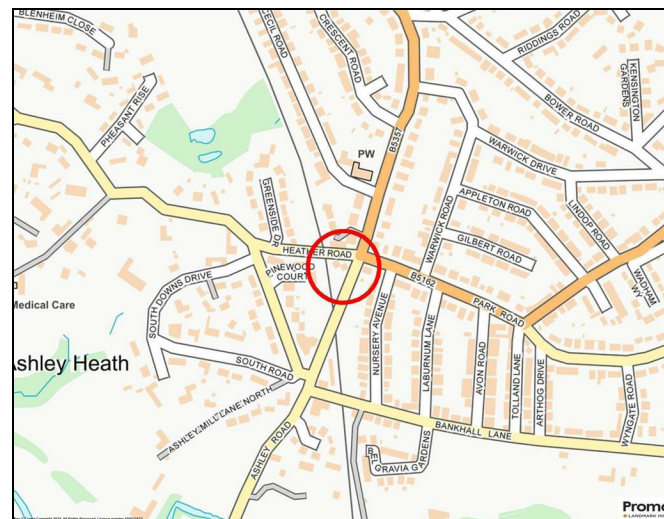
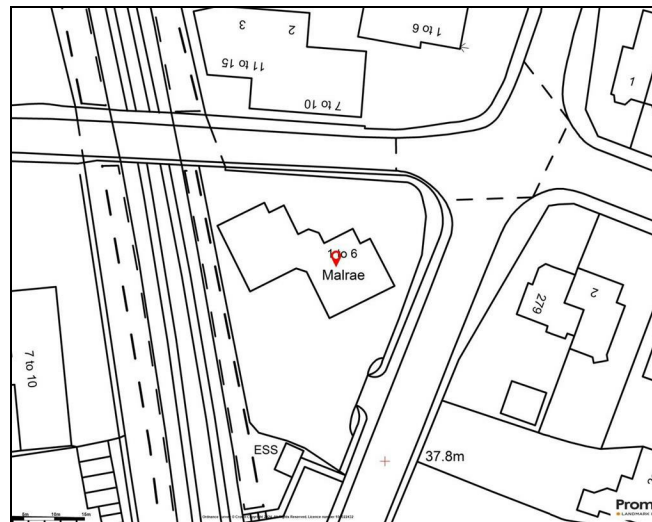


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

A STYLISHLY APPOINTED, RECENTLY REFURBISHED TOP FLOOR APARTMENT WITH BALCONY AND LIFT IN A DESIRABLE DEVELOPMENT WALKING DISTANCE TO HALE VILLAGE AND BOLLIN WALKS ON IT'S DOORSTEP. 1027SQFT.

Communal Entrance. Private Entrance. Hall. Living and Dining Room. Kitchen. Three Bedrooms. Two Bath/Shower Rooms. Driveway. Double Tandem Garage. Communal Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.

# in detail

A stylishly appointed, recently refurbished Top Floor Apartment with lift in a desirable Modern purpose built development walking distance to Hale Village and with Bollin walks literally on the doorstep.

The beautifully presented property extends to some 1027sqft providing an Entrance Hall, Living and Dining Room with Balcony Area and Kitchen served by Three Bedrooms and Two Bath/Shower Rooms.

Externally, there is a Communal Driveway returning in front of a Garage providing off road Parking for two cars and there are well maintained lawned Communal Gardens.

Comprising:

Communal Entrance with video phone system. Communal Hallway with Lift and stairs rising to the Upper Floors. Second Floor Landing with access to a useful store.

Private Entrance to Apartment 6. Spacious 'L' Shaped Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Two built in storage cupboards, one housing the hot water tank.

Impressive Living and Dining Room with attractive sloping ceilings and there are windows to the front and side elevations. There is ample space for a dining table and chairs. French doors open onto a south facing balcony enjoying far reaching views.

Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a Franke stainless steel, one and a half bowl sink and drainer unit with mixer tap over and Quooker tap. Integrated Neff appliances include an oven, four ring induction hob with extractor fan over, fridge, freezer, dishwasher and washer dryer. Window to the front elevation.

From the Hall there is access to Three Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Principal Bedroom One with attractive sloping ceilings and window to the rear elevation. Built in wardrobes providing ample hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings by Duravit, providing a walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Inset Velux window. Mirrored toiletry cabinet. Extensive tiling to the walls and floor with underfloor heating.

Bedroom Two with attractive sloping ceilings and window to the rear elevation.

Bedroom Three is a Single Room which could be utilised as a Home Office or Single Bedroom and is currently used as a walk in wardrobe with built in wardrobes and shelving. Window to the rear elevation.

The Bedrooms are served by a superb Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with thermostatic shower attachment over and glazed screen, wash hand basin and WC. Extensive tiling to the walls and floors with underfloor heating. Chrome finish heated towel rail.

Externally, there is a Communal Driveway returning in front of a Garage with electric roller door providing off road parking for two cars in addition to storage space. The Malrae development is set within well maintained lawned gardens.

- Leasehold - 999 years from 6 August 1999  
- Council Tax Band E

Approx Gross Floor Area = 1027 Sq. Feet  
= 95.4 Sq. Metres

