

HALE OFFICE:

212 ASHLEY ROAD, HALE, CHESHIRE WA15 9SN TEL: 0161 941 6633 FAX: 0161 941 6622

mail: hale@watersons.net

SALE OFFICE:

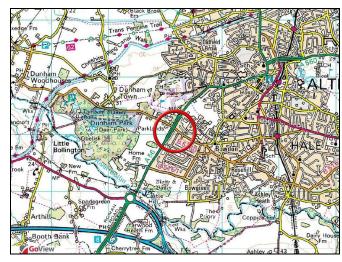
91-93 SCHOOL ROAD, SALE, CHESHIRE M33 7XA TEL: 0161 973 6688 FAX: 0161 976 3355

Email: sale@watersons.net

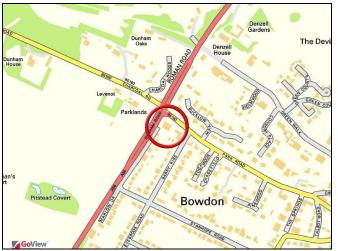


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of the station passing over the level crossing. At the traffic lights, turn left into Langham Road and continue for some distance before taking the last turning on the left into Barry Rise. Take the first right turning into the second half of Stanhope Road. Follow the road to the right and the property will be found on the right hand side.

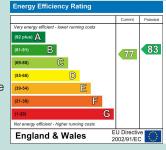


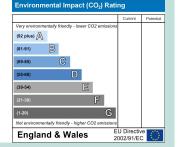


energy efficiency

riaht)

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





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 rochure may be approximate. Therefore if intending purchasers need accurate measurements used in this correct page.



INDEPENDENT ESTATE AGENTS

84 Dunham Court Stanhope Road

Bowdon, Altrincham, WA14 3JL



A SUPERBLY PROPORTIONED FIRST FLOOR APARTMENT WITH SECURE UNDERCROFT PARKING IN AN IMPRESSIVE PURPOSE BUILT DEVELOPMENT IN A MOST CONVENIENT LOCATION. 1491SQFT

Entrance Vestibule. Cloaks. Dining Hall. Lounge. Breakfast Kitchen. Three Double Bedrooms. Two Baths/Showers. Undercroft Parking. Gardens. NO CHAIN!

£660,000





A superbly proportioned First Floor Apartment set within an impressive, purpose built Development which benefits from Secure Undercroft Parking and standing in lovely Communal Gardens.

The immaculately presented Apartment offers extensive and versatile accommodation extending to some 1491 square feet providing an Entrance Vestibule, Dining Hall, Lounge, Breakfast Kitchen and Three Double Bedrooms served by Two Bath/Shower Rooms.



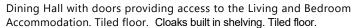
The Apartment is particularly bright and airy with Principal Rooms facing South and West and is an ideal purchase for a professional single person or couple, or somebody looking to downsize from a larger family home.

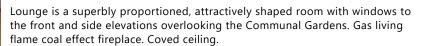
This property is offered for sale with no chain and could be moved into with the minimum of fuss!



Communal Entrance with entry phone system to the impressive Communal Hall. Private First Floor Entrance to the Apartment.

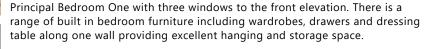
Entrance Vestibule with tiled floor.







Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel double oven, four ring gas hob and extractor fan over, fridge, freezer and dishwasher. There is space and plumbing for a washing machine. Window to the front elevation. Wall mounted gas central heating boiler housed within a unit.





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 door, wash hand basin and WC. Tiling to the walls and floor. Inset mirror. Extractor fan.

Bedroom Two with two windows to the side elevation enjoying views over the Communal Gardens. Built in wardrobes providing excellent hanging and storage

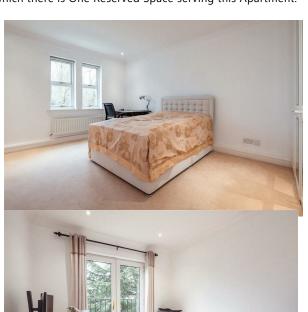
Bedroom Three is a third double room and used by the current owners as a Home Office with French doors and Juliette Balcony overlooking the gardens to the front. Coved ceiling.





The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath, separate enclosed double width shower cubicle with thermostatic shower over and glazed shower screen, wash hand basin and WC. Tiling to the walls and floor. Inset mirror. Coved ceiling. Picture rail surround.

Externally, the Development is approached via a block paved Driveway which returns to the Guest and Residents Parking Area, within which there is ample parking serving the Development. The block paved Driveway returns beneath the building to Under croft Garaging, within which there is One Reserved Space serving this Apartment.



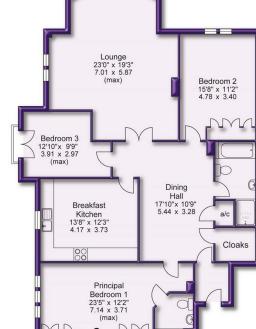
to lawn and enclosed with tall, mature trees providing excellent, mature screening. A superbly positioned Apartment in a highly popular Development.

The Development stands in delightful Communal Gardens which are laid principally

- Leasehold - 999 years from 1 January 2000

- Council Tax Band F

Approx Gross Floor Area = 1491 Sq. Feet





= 138.5 Sq. Metres