



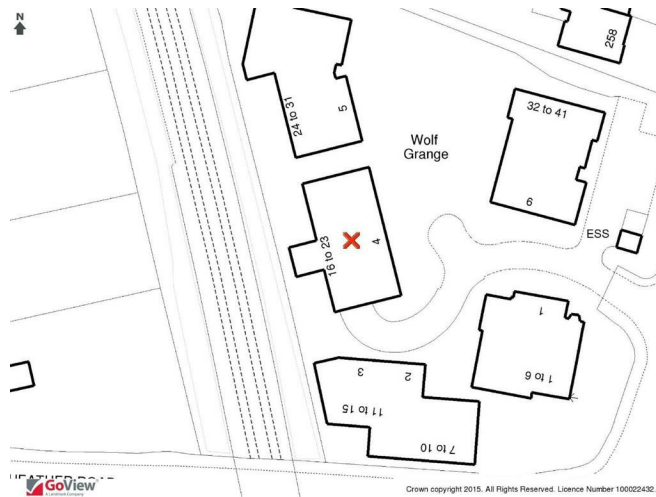
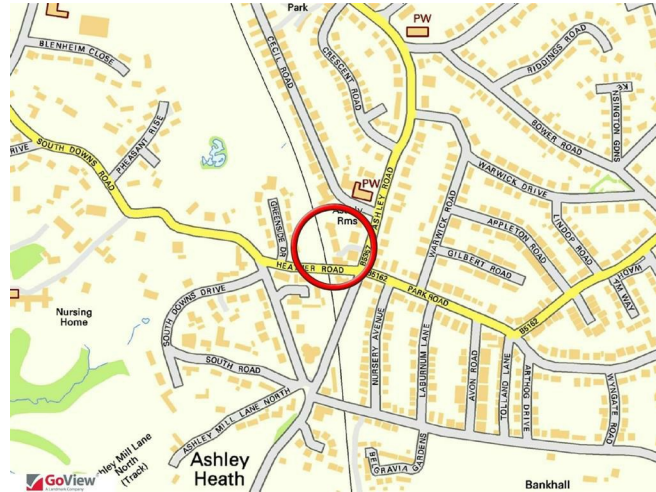
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		78	85				

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

INDEPENDENT ESTATE AGENTS

19 Wolf Grange

Ashley Road, Hale, Cheshire, WA15 9TS



A STYLISH FIRST FLOOR APARTMENT SET WITHIN THE POPULAR WOLF GRANGE GATED DEVELOPMENT, BENEFITTING FROM UNDERCROFT PARKING AND LIFT, WALKING DISTANCE OF HALE VILLAGE. 700 SQFT.

ENTRANCE HALL. LIVING/DINING ROOM. KITCHEN. TWO DOUBLE BEDROOMS. TWO BATH/SHOWER ROOMS. PARKING. COMMUNAL GARDENS. NO CHAIN.

£285,000

in detail



A stylish First Floor Apartment set within the popular Wolf Grange Development ideally located within a few moments walk of the centre of Hale Village with its range of fashionable shops, restaurants and bars.

The beautifully presented Apartment extends to some 700 square feet providing a Hall, Living/Dining Room open onto a Kitchen served by Two Double Bedrooms and Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

The Wolf Grange development is set behind a Gated Entrance with the Apartment benefitting from an allocated Parking space within the secure Under Croft Parking Area and there are delightful, landscaped Communal Gardens.

This property is offered For Sale with No Chain and could be moved into the minimum of fuss.

Comprising:

Communal Entrance with entry phone system. Communal Hall with Lift access and staircase to all floors. First Floor Communal Landing and Private Entrance to Apartment 19.

Entrance Hall with doors providing access to the Living and Bedroom accommodation. Large storage cupboard off housing with space and plumbing for a washing machine.

Living and Dining Room with two full height windows enjoying an aspect to the rear.

Kitchen fitted with a range of base and eye level units with granite worktops, inset into which is a stainless steel sink and drainer unit with mixer tap over. integrated appliances include a stainless steel oven, four ring induction hob and extractor fan over, combination microwave oven, fridge, freezer and dishwasher. Window to the side elevation.

Principal Bedroom One is an excellent Double room with window to the rear elevation. Built in wardrobe providing hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower over and glazed folding doors, wash hand basin and WC. Tiling to the walls and floor.

Bedroom Two with floor to ceiling window to the rear elevation.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin and WC. Tiling to the walls and floor. Chrome finish heated towel rail.

The Wolf Grange Development benefits from a secure Gated Entrance and a Driveway leads to the Under Croft Parking within which there is two parking space serving Apartment 19.

Externally, there are delightful, landscaped Communal Gardens surrounding the Development which are laid principally to lawn and interspersed with mature borders.

This property is offered For Sale with No Chain and could be moved into the minimum of fuss.

- Leasehold - 999 years from 1 January 2004
- Council Tax Band D



Approx Gross Floor Area = 700 Sq. Feet
= 65.0 Sq. Metres

