

A LOWER GROUND RECENTLY CONVERTED APARTMENT IN A GATED DEVELOPMENT, LOCATED IN A SOUGHT AFTER NEIGHBOURHOOD. WITH TWO BEDROOMS, TWO BATHROOMS, SUPER KITCHEN AND LIVING ROOM. PRIVATE TERRACE. TWO PARKING SPACES. DOUBLE GLAZING. GAS FIRED CENTRAL HEATING. FINISHED TO A HIGH SPECIFICATION.



Apartment 1, Farley Lodge, 23 Cavendish Road, Bowdon, Cheshire, WA14 2NU

£249,950

Particulars of:**Apartment 1, Farley Lodge, 23 Cavendish Road, Bowdon, Cheshire, WA14 2NU**

Although Farley Lodge is a reasonably recently converted development it has already become known as a popular, sought after place to live.

There is a well tended communal parking area at the front of the property, accessed via electric gates, as well as mature planted borders. A lawned communal garden is to be found at the rear of the property. No. 1 has two allocated parking spaces, directly adjacent to the communal entrance hallway. Access to this hallway is controlled via an entry phone system from the individual properties.

The apartment itself is well presented and offers the undoubted bonus of its own private terrace, accessed from the lounge and master bedroom. The spacious lounge is served by a most attractive contemporary fitted kitchen with space for a small table and chairs. The master bedroom has its own en-suite shower room, and the second bedroom and guests have the use of the family bathroom. There is a useful cloaks cupboard in the hallway and we are offering this apartment for sale without a forward chain.

Farley Lodge is located very close to Altrincham town centre and Hale village. The busy market town of Altrincham offers a fine selection of most major retailers and is also served by train, bus and Metrolink stations. The quieter village of Hale is populated by a splendid selection of individual shops, restaurants and café bars. Manchester Airport is a short drive away, as is the motorway network and Cheshire's Green Belt.

DIRECTIONS

From our office travel along Ashley Road, across the railway lines and turn right at the traffic lights. Turn next left into Cavendish Road and Farley Lodge, a gated development, is located in the right hand side.

ACCOMMODATION

LOWER GROUND FLOOR

KITCHEN 13'6" x 9'7" fitted kitchen with space for small table and chairs. Inset ceiling spotlights. White gloss fitted kitchen comprising built-in fridge, base cupboards, wall mounted units. Kuppersbusch oven and microwave. Kupperbusch ceramic hob and stainless steel extractor over. Glass fronted display units. Tiling between wall and floor units. Window to patio. Single drainer stainless steel sink unit with mixer tap and cupboards below. Radiator.

LIVING ROOM 19'7" x 14'4" patio doors. Inset ceiling spotlights. Two radiators. Television point. Telephone point.

MASTER BEDROOM 14'0" x 12'10" door to terrace. Built-in bedroom furniture. Inset ceiling spotlights. Radiator. Telephone point.

EN-SUITE SHOWER ROOM 7'0" x 5'0" part tiled walls. Low level wc. Pedestal wash basin. Inset ceiling spotlights. Expelair. Shower cubicle.

BEDROOM TWO 13'0" x 13'0" inset ceiling spotlights. Window. Radiator. Television point.

FAMILY BATHROOM 9'4" x 9'9" (MAX) part tiled walls. Pedestal wash basin. Panelled bath. Low level wc. Separate shower cubicle. Inset ceiling spotlights. Expelair. Radiator.

EXTERNALLY

With well tended communal gardens, beyond an electronic gated entrance, No. 1 has the undoubted bonus of its own terrace, accessed from lounge and master bedroom.

SERVICES

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT: Trafford Borough Council Council Tax Band ‘ ‘

VACANT POSSESSION UPON COMPLETION

VIEWING: By appointment through the Agent.

N.B. The appliances at this property have not been tested by ourselves.

These details have been approved by the vendor before printing and every effort has been made to ensure their accuracy. However, in view of the recent Property Misdescription Legislation affecting Estate Agents, prospective purchasers are advised to make their own enquiries, to view the property and to satisfy themselves as to the accuracy of the particulars.