

**OCCUPYING AN EXTREMELY CENTRAL LOCATION WITHIN
WALKING DISTANCE OF ALTRINCHAM AND HALE A GROUND FLOOR
APARTMENT SET IN A STYLISH VICTORIAN CONVERSION.**



**Apartment 1, Harthill Court, Woodville Road, Altrincham, Cheshire, WA14
2AN**

£199,950

Particulars of:

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2AN**

This ground floor apartment offers well presented and easily managed accommodation spread across one floor. Briefly the gas centrally heated property comprises a communal entrance with entry phone system, whilst the apartment itself comprises hallway, good sized principal living room with French doors and feature fireplace, kitchen, two good sized bedrooms, inner hall/study area, bathroom with contemporary white suite and cellar. The apartment is decorated to a light tasteful theme throughout, and there is visitors and residents parking and the communal gardens as described overleaf.

Woodville Road is characterised by a mixture of good quality apartment conversions and large semi and detached houses. Altrincham's busy market town centre lies within easy walking distance with its Metrolink services into Manchester and schools for all ages serve the area. Hale's fashionable village lies within a five to ten minute walk with its range of shops and restaurants. The urban motorway network and International Airport are literally on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed across the level crossing, straight up Stamford Road to the junction with The Firs. Turn right onto The Firs and proceed for approximately 400 yards turning left onto St. Margarets Road. Continue for approximately 200 yards turning right onto Woodville Road where the development will be found on the right.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE with half flight of stairs up to the apartment itself which shares a small vestibule with the adjacent apartment. The accommodation comprises:

ENTRANCE HALLWAY with entry phone system. Central heating thermostat. Dado rail.

PRINCIPAL LIVING ROOM 17'1" x 14'1" (5.21 x 4.29) double glazed French doors onto rear garden with window above. Picture rail. Ceiling coving. Central heating radiator. Living flame gas fire in dog grate in inset brick surround.

KITCHEN 9'10" x 6'10" (3 x 2.08) modern wall and base units comprising cupboards and drawers. Base units with work surfaces inset stainless steel single drainer sink unit with mixer tap. Built-in oven with four ring gas hob with extractor hood over. Integral fridge freezer, dishwasher, washing machine. Glass fronted display units. Corner display shelving. Inset halogen downlighters. Complementary tiling. Ceramic tiled floor. Window to rear. Breakfast bar.

BEDROOM ONE 12'6" x 10'8" (3.81 x 3.25) window to side. Central heating radiator. Fitted wardrobes providing hanging and shelving space. Halogen downlighters. Ceiling coving.

INNER HALL/STUDY AREA 9'10" x 3'2" (3 x .97) window to rear.

BEDROOM TWO/DINING ROOM 12'11" x 10'9" (3.94 x 3.28) splayed bay window to rear. Central heating radiator.

BATHROOM modern white suite comprising low level wc. Pedestal wash basin with mixer tap. Fully tiled corner shower enclosure with wall mounted shower and corner panelled spa bath with side tap. Central heating radiator. Wall mounted heated ladder towel rail. Inset halogen downlighters. Complementary tiling. Built-in linen cupboard with shelving.

CELLAR 12'8" x 19'7" (3.86 x 5.97) gas central heating boiler. Power for tumble dryer.

EXTERNALLY

VISITORS AND TWO RESIDENTS CAR PARKING SPACES TO THE FRONT.

GARDENS steps from lounge to lawned communal gardens with borders and established shrubs.

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 'D'

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.