

*John N*  
**Hilditch & Co**



**11 BEAULIEU, LEICESTER ROAD, HALE  
CHESHIRE, WA15 9QA**

OCCUPYING A TOP CLASS RESIDENTIAL LOCATION ONE OF THE  
FINEST EXAMPLES OF A REFURBISHED SECOND FLOOR APARTMENT  
WITH A FABULOUS ROOF TERRACE EXTENDING TO VIRTUALLY HALF  
THE SIZE OF THE APARTMENT ITSELF WITH FABULOUS SUNNY ASPECT  
AND VIEWS TO ALL SIDES.

**£279,950**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
Tel: 0161 929 6363 Fax: 0161 929 6333  
Email: [sales@jhilditch.com](mailto:sales@jhilditch.com)

## DESCRIPTION

Constructed in the 1970's Beaulieu is a development of purpose built apartments set on the corner of Leicester Road and Harrop Road within walking distance of Hale village. This particular apartment has been the programme of complete renovation within the last twelve months and now offers beautifully proportioned refurbished accommodation and a brand new heating system. The property comprises a communal entrance with entry phone system with a staircase to the first floor where the apartment itself is accessed via a small vestibule with staircase to the upper floor. The main bulk of the apartment comprises a magnificent principal living area with dining and living room adjoining which is a completely refitted kitchen with every modern appliance. Adjacent to the reception area at the top of the stairs one will find a utility room, a study with storage area and the bedroom accommodation comprises two double bedrooms and a refitted bathroom. For many people the centre piece of the apartment will be a magnificent roof terrace which has been decked and is fully enclosed and enjoys a 270 degree view for those seeking the possibility of alfresco dining/parties etc. it would be hard to find a roof terrace of this magnitude in any price of apartment.

Leicester Road and Harrop Road are characterised by a mixture of top class houses and apartments and are set within five minutes walking distance of the village. Hale's fashionable village combines a range of shops and services with access to the urban motorway network and International Airport. Altrincham's busy market town centre and Metrolink services into Manchester lie close at hand. Sporting and recreational facilities abound.

## DIRECTIONS

From the centre of Hale proceed along the main Hale Road turning left onto Harrop Road, at the top of Harrop Road turn left onto Leicester Road where the access to the apartments will be immediately on the left.

## IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

*Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.*

## GROUND FLOOR

### COMMUNAL ENTRANCE

with entry phone system with staircase to first floor and the entrance to the apartment itself.

### FIRST FLOOR & LANDING

Beyond the private front door is a small L shaped vestibule area.

#### VESTIBULE AREA 2.15 X 1.88 (7'1" X 6'2") NARROWING TO 1.05 (3'5")

with the staircase rising to the second floor with concealed lighting and a double leaf radiator with recessed ceiling downlighters. At the top of the stairs is a reception area.

#### RECEPTION AREA 1.89 X 2.06 (6'2" X 6'9")

including the stairdrop with a roof light with a double glazed velux roof light. Recessed ceiling downlighters. Stylish contemporary stainless steel handrail and glass balustrade.

NB: THERE IS AN ATTRACTIVE LAMINATE OAK FLOOR WHICH RUNS THROUGHOUT MOST OF THE APARTMENT WHICH COMMENCES AT THE TOP OF THE STAIRS.

Leading from the reception hall area is a utility room.

#### UTILITY ROOM 2.47 X 1.44 (8'1" X 4'9")

refitted with a range of contemporary units comprising a circular stainless steel sink unit with a range of base cupboards and matching eye level cupboards. Plumbing and space for a washer and dryer. Wall mounted gas fired Worcester central heating boiler. Partly tiled surrounds. Recessed ceiling downlighters.

#### RECESSED AREA

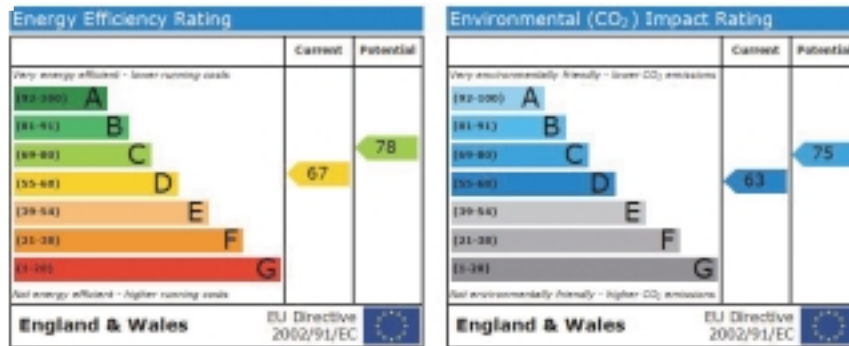
suitable for storage.

Adjacent to the reception hall area is a study.

#### STUDY 4.17 X 1.57 (13'8" X 5'2")

double leaf radiator. Built-in double storage cupboard and recessed downlighters with two picture windows overlooking the side elevation.





1ST FLOOR

11 BEAULIEU, LEICESTER ROAD

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metraplan 2012



2ND FLOOR

### FLOOR PLANS

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF

Tel: 0161 929 6363 Fax: 0161 929 6333

Email: [sales@jhilditch.com](mailto:sales@jhilditch.com)

NOTICE: John Hilditch & Co for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
 (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;  
 (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;  
 (iii) no person in the employment of John Hilditch & Co has any authority to make or give any representation or warranty whatever in relation to this property.