

John N
Hilditch & Co



**APARTMENT 3, BEAULIEU, LEICESTER ROAD,
HALE, CHESHIRE, WA15 9QA**

CONSTRUCTED IN THE 1960'S A BEAUTIFULLY PROPORTIONED TOP FLOOR APARTMENT WITH THE UNDOUBTED BONUS OF A FANTASTIC ROOF TERRACE.

£275,000

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

Constructed in the 1960's Beaulieu is a development of apartments located within walking distance of Hale village, the accommodation which is laid out at top floor level comprises a good sized landing area, large principal living room, breakfast kitchen opening through a pair of double doors onto a fantastic roof terrace. There are three bedrooms and two bathrooms, a garage, car parking and the gardens as described overleaf.

Beaulieu is located within walking distance of Hale village with its range of shops and restaurants. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep and sporting and recreational facilities abound. Altrinchams busy market town centre is within five minutes drive with its Metrolink services into Manchester and the urban motorway network and International Airport are right on the doorstep.

DIRECTIONS

From the centre of Hale proceed along Ashley Road turning left at St. Peter's Church onto Harrop Road. Half way up Harrop Road turn left onto Leicester Road where the entrance to the apartment will be found after 50 metres 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 leading to the apartment itself which comprises

SMALL ENTRANCE VESTIBULE

with staircase to upper floor and landing.

UPPER FLOOR & LANDING

LANDING 6.51 X 1.2 (21'4" X 3'11")

with recessed downlighters, central heating radiator. Useful walk-in cloaks cupboard.

PRINCIPAL LIVING ROOM 5.17 X 4.27 (16'11" X 14'0")

with a French door opening onto a small private tiled balcony area enclosed by waist high wrought iron railings. There is also a large picture window overlooking the communal front garden. Recessed downlighters. Television point. Telephone point. Dimmer controlled lighting.

BREAKFAST KITCHEN 6.2 X 3.2 (20'4" X 10'6")

separated into two distinct areas. There is an informal breakfasting area with breakfast bar, television point and solid wood floor, dimmer controlled lighting. Wide pair of Upvc doors opening onto a large decked roof terrace. The kitchen is fitted with a range of contemporary units (shaker style) comprising single drainer, stainless steel sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards and dark heat resistant working surfaces. Peninsular breakfast bar. Built-in stainless steel oven, four ring hob, overhead extractor. Space for dishwasher, space for refrigerator and freezer. Double leaf radiator. Attractive tiled floor. Recessed downlighters.

INNER HALLWAY 2.63 X 1.94 (8'8" X 6'4")

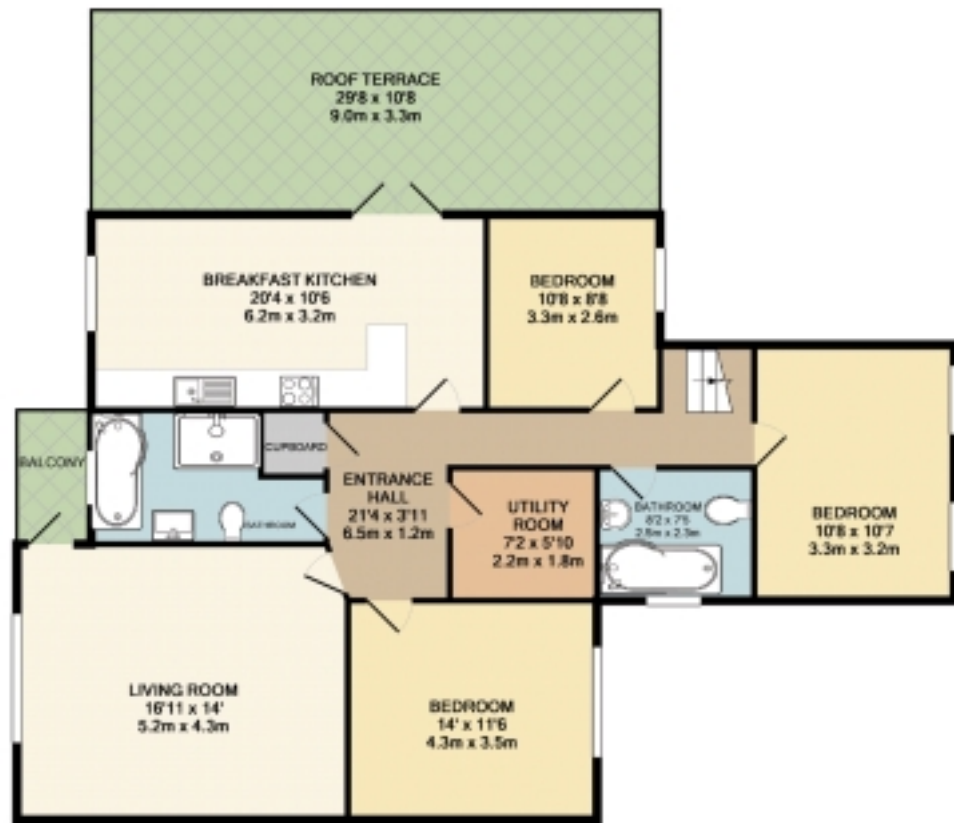
which in turn leads to a utility room/laundry room.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

APARTMENT 3, BEAULIEU, LEICESTER ROAD

Whilst 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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