

*John N*  
**Hilditch & Co**



**FLAT 15, BEECH LAWN, ST. MARGARETS ROAD  
BOWDON, CHESHIRE, WA14 2BG**

OCCUPYING A SUPERB LOCATION WITHIN EASY STRIKING DISTANCE  
OF ALTRINCHAM AND HALE A BEAUTIFULLY PRESENTED FIRST FLOOR  
APARTMENT WITH FABULOUS VIEWS ACROSS THE COMMUNAL  
GARDENS WITH THE BONUS OF A LIFT, AMPLE VISITORS PARKING  
AND A GARAGE.

**£335,000**

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

Beech Lawn is a pleasant and quiet development set within easy striking distance of Altrincham and Hale. The property itself which is approached via an impressive entrance and sweeping driveway has the undoubted bonus of ample residents and visitors car parking. The apartment itself which is approached via a lift and staircase at the first floor level comprises a good sized entrance hall, magnificent lounge and dining room area with beautiful views across the rear gardens, a fully fitted kitchen, two double bedrooms a bathroom and a shower room. Externally are the aforementioned garaging and car parking facilities and gardens.

This area is located almost equi distant between Altrincham and Hale. Altrincham with its busy market town centre and regular Metrolink services into Manchester are complemented by Hale with its fashionable village and range of shops and restaurants. The urban motorway network and International Airport are close at hand, and sporting and recreational facilities abound. The Bollin Valley, Green Belt and National Trust land at Dunham are also close at hand.

## DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of lights. Proceed to the top of Stamford Road bearing right onto The Firs. Turn left onto St. Margarets Road, where the development will be found at the far right hand end almost opposite St. Margarets Church.

## 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 lift and staircase to first floor and landing.

## FIRST FLOOR & LANDING

### THE APARTMENT ITSELF COMPRISES:

#### GOOD SIZED ENTRANCE HALLWAY 7.18 X 1.23 (23'6" X 4'1")

including an impressive range of built-in storage cupboard. Central heating thermostat. Two wall light points. Central heating radiator. Immersion heater point. Entry phone system.

#### LOUNGE 6.45 X 5.26 (21'2" X 17'3")

into an inglenook, narrowing to 4.46 (14'7") two double leaf radiators. Picture windows to side and rear. Television point. Telephone point. Moulded ceiling cornicing. Dimmer controlled lighting. Two Juliette balconies with wrought iron balustrade and inwardly opening doors. Archway to dining room.

#### DINING ROOM 3.84 X 3.5 (12'7" X 11'6")

central heating radiator. Windows to side and rear. Dimmer controlled lighting. Serving hatch to kitchen.

#### KITCHEN 4.08 X 2.88 (13'4" X 9'5")

single drainer 1\_ bowl sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards and heat resistant work tops. Built-in Neff double oven, four ring gas hob, overhead extractor. Integrated Neff dishwasher. Plumbing and space for washing machine. Integrated refrigerator and freezer. Telephone point.



#### BEDROOM ONE 5.98 X 4.56 (19'7" X 14'11")

with a range of built-in bedroom furniture, wardrobes, overhead storage cupboard. Matching bedside cabinets. Dressing table. Full width range to two walls. Television point. Telephone point. Central heating radiator.

#### BEDROOM TWO 4.62 X 3.08 (15'2" X 10'1")

double leaf radiator. Range of built-in study furniture with desk and drawers and cupboards with matching eye level cupboards. Television point. Telephone point.

#### BATHROOM 1.86 X 2.18 (6'1" X 7'2") PLUS DOOR RECESS

pedestal wash basin, low level wc, twin grip panelled bath all in a fully tiled surround. Expelair. Central heating radiator. Shaver point. Recessed downlighters.



#### SHOWER ROOM 2.5 X 1.9 (8'3" X 6'3")

part tiled shower room with ceramic tiled flooring. Wash basin, low level wc. Radiator. Shower cubicle with shower and curved screen. Shaver point. Extractor fan.

### EXTERNALLY

#### SINGLE GARAGE (NO. 18)

with electric up and over door.

#### PARKING

ample visitors and residents car parking.



#### GARDENS

Beech Lawn sits in fabulously landscaped gardens and this particular apartment takes full advantage of a fabulous view across the rear communal gardens. A large number of mature shrubs and trees afford an excellent level of privacy from the properties adjacent, and there are numerous shrubs and trees contained within rockeries and flower beds all adding to the mature feel of the property. The development itself is approached via a sweeping tarmacadam driveway approached via an impressive entrance.



#### SERVICES:

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

#### TENURE:

Leasehold.

#### ASSESSMENT:

Trafford Borough Council. Council Tax Band ' ' '

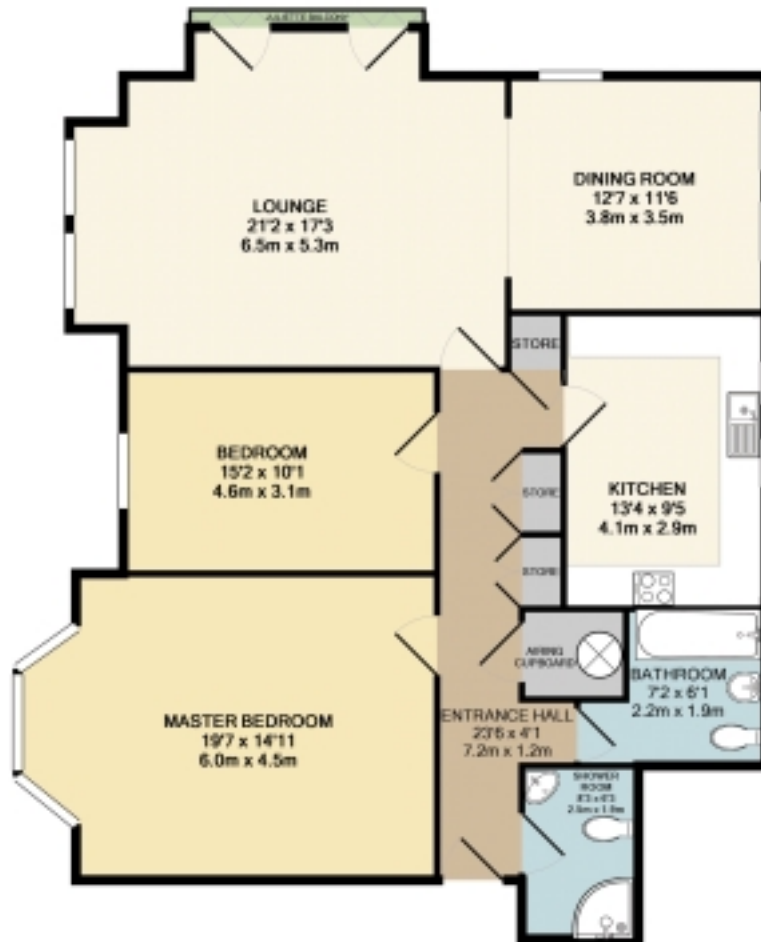
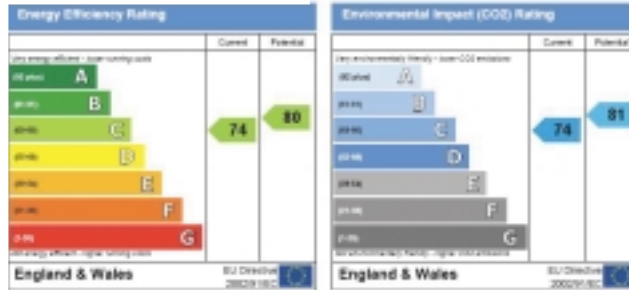
#### VACANT POSSESSION UPON COMPLETION

#### VIEWING:

By appointment through the Agent.



Address: Flat 15 Beech Lawn, St. Margarets Road, BLTENDAM, WY14 2BG  
 EBN 0852-2540-4036 9522-0671



15 BEECH LAWN, ST. MARGARETS 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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