

*John N*  
**Hilditch & Co**



**APARTMENT 8, BELFIELD HOUSE, WEST ROAD,  
BOWDON WA14 2LF**

OCCUPYING AN EXTREMELY CONVENIENT LOCATION A BEAUTIFULLY  
REFURBISHED THIRD FLOOR APARTMENT WITH OUTSTANDING VIEWS  
TO TWO SIDES.

**£225,000**

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

Belfield House is a block of just 18 apartments located in the finest part of Bowdon. The development is now run by an active management committee made up of residents and although externally it is somewhat tired is currently enjoying a steady series of improvements.

The apartment itself has been completely remodelled in 2006/7 to provide high specification contemporary accommodation for a single person or couple requiring occasional visitor accommodation.

The apartment is situated on the top floor and is dual aspect offering fine views of the area with two sunny balconies. Fully refurbished to a high standard the property also benefits from partial air conditioning. Externally there is a double garage with light and power, ample visitors and residents parking and well tended communal gardens.

West Road is handily located for access into Hale and Altrincham. Hale's fashionable village lies within easy striking distance as does Altrincham with its busy market town centre and regular Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep, and sporting and recreational facilities abound.

## DIRECTIONS

From the centre of Hale proceed across the level crossing to the set of traffic lights, continue across into Stamford Road and up Stamford Road for approximately four hundred metres turning left into West Road. West Road then hooks to the right where the development will be found 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 lift and staircase to the third floor.

### THIRD FLOOR & LANDING

The apartment itself comprises an entrance vestibule.

#### ENTRANCE VESTIBULE 3.24 X 1.37 (10'8" X 4'6")

with built-in mirror oak fronted bespoke wardrobe cupboards. Central heating radiator. Entry phone system.

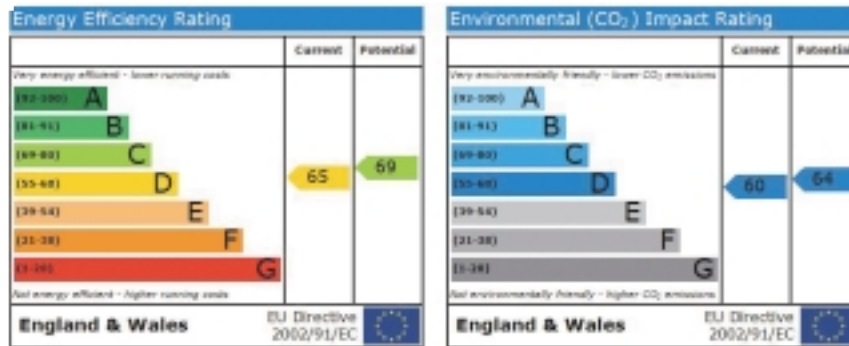
#### CLOAKROOM 2.45 X 1.16 (8'0" X 3'9")

white suite of wall mounted wash basin with tiled splashback and mirror. Low level wc. Heated towel rail. Tiled floor. Recessed ceiling downlighters and IDA.

#### PRINCIPAL LIVING ROOM 6.28 X 4.42 (20'7" X 14'6")

a well proportioned principal entertaining area with the added bonus of a private balcony overlooking the side gardens and gardens beyond with a panoramic view. There are a range of built-in book shelves. Television point. Telephone point.





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