

John N
Hilditch & Co



**APARTMENT 3, CHESHAM HOUSE
CHESHAM PLACE, OFF STAMFORD ROAD
BOWDON, CHESHIRE, WA14 2JL**

OCCUPYING AN EXTREMELY POPULAR LOCATION AND SET WITHIN A CLASSICALLY STYLED VICTORIAN MANSION HOUSE A THREE BEDROOMED TWO BATHROOMED APARTMENT WITH THE UNDOUBTED BONUS OF ITS OWN RAISED DECKED AREA.

£575,000

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

DESCRIPTION

Converted in 2005/6 by Belmont Homes a local developer of repute Chesham House is a classically styled Victorian mansion house which has been divided into ten luxury apartments. The accommodation which is set at ground floor level overlooking the rear garden but at half floor level at the front comprises a communal entrance, whilst the apartment itself comprises an L shaped hallway, magnificent principal drawing room, kitchen, utility room, master bedroom with en-suite, two further bedrooms and a family bathroom. Completing the accommodation is underground car parking, and the gardens as described overleaf with impressive gated entrance and residence parking.

Stamford Road is characterised by a mixture of classic Victorian houses many of which have been divided into apartments. The area generally is well served by amenities being within walking distance of Hale and Altrincham. Hale's fashionable village with its range of shops and services is complemented by Altrincham with its busy market town centre and 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 first set of traffic lights. Straight up Stamford Road where the property will be found on the left on the corner of Stamford Road and Chesham Place.

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. Half flight of stairs to the apartment itself.

ENTRANCE VESTIBULE 2.06 X 2.04 (6'9" X 6'8")

with attractively tiled floor leading to the main entrance hallway.

ENTRANCE HALLWAY 4.43 X 2 (14'6" X 6'7")

with tall ceilings. Moulded ceiling cornicing. Vertically mounted contemporary radiator. Central heating thermostat.

PRINCIPAL LIVING ROOM 9.6 X 3.85 (31'6" X 12'7") WIDENING TO 4.51 (14'9")

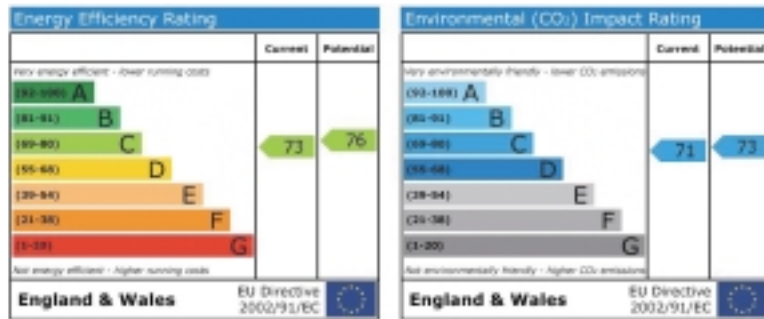
with large bay window over looking the side garden and sunken garden beneath. Tall ceiling with moulded ceiling cornicing. Tall skirting boards. Vertically mounted contemporary style radiators. Wall mounted plasma television point. Telephone point.

KITCHEN 3.51 X 3.44 (11'6" X 11'3")

with inset stainless steel sink unit with a range of base cupboards, drawers, matching eye level cupboards and quality working surfaces. Built-in AEG stainless steel oven and microwave. Five ring induction hob with stainless steel canopy and backing. Integrated fridge freezer. Slim line dishwasher. Attractive tiled floor. Recessed downlighters. Courtesy door leading onto a raised decked area.

RAISED DECKED AREA

suitable for alfresco dining enclosed by a retaining wrought iron balustrade.



3 CHESHAM PLACE

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.
Made with Metropix 02013

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

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.