

John N
Hilditch & Co



**16 DUNHAM LAWN, BRADGATE ROAD,
ALTRINCHAM, CHESHIRE, WA14 4QJ**

OFFERED FOR SALE IN NEED OF SOME MODERNISATION
NONETHELESS A BEAUTIFULLY PROPORTIONED TWO BEDROOMED
TWO BATHROOMED APARTMENT IN A MAGNIFICENT PARKLAND
SETTING.

£215,000

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

DESCRIPTION

Constructed in the 1970's this apartment would now benefit from some modernisation, however, sits in arguably one of the finest parkland settings in Hale, Altrincham and Bowdon. Briefly the gas centrally heated and Upvc double glazed accommodation comprises a communal entrance with staircase to the first floor, the apartment itself has an L shaped hallway, magnificent entertaining area with lounge and dining spaces, complemented by a private terrace overlooking the rear gardens. There is a kitchen, two bedrooms one with en-suite facilities and a separate shower room. Externally is a garage, car parking facilities and the gardens as described overleaf.

Dunham Lawn is set within easy striking distance of both Altrincham and Hale. Altrincham with its range of shops and services and Metrolink services into Manchester are complemented by Hale with its range of fashionable restaurants and shops. The urban motorway network and International Airport are literally on the doorstep, sporting and recreational facilities abound.

DIRECTIONS

From the centre of Altrincham proceed up the main A56 through the yellow speed camera, past St. Margaret's Church, turning right into Bradgate Road and immediately left into Dunham Lawn.

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 staircase to first floor and landing.

FIRST FLOOR & LANDING

WALK-IN BROOM CUPBOARD

ENTRANCE HALLWAY 2.3 X 1.8 (7'7" X 5'11")

opening into the inner hallway.

INNER HALLWAY 4.2 X 1.7 (13'9" X 5'7") NARROWING TO 0.9 (2'11")

UTILITY SPACE 2.5 X 0.92 (8'2" X 3'0")

with space for washer and dryer.

LOUNGE/DINING ROOM

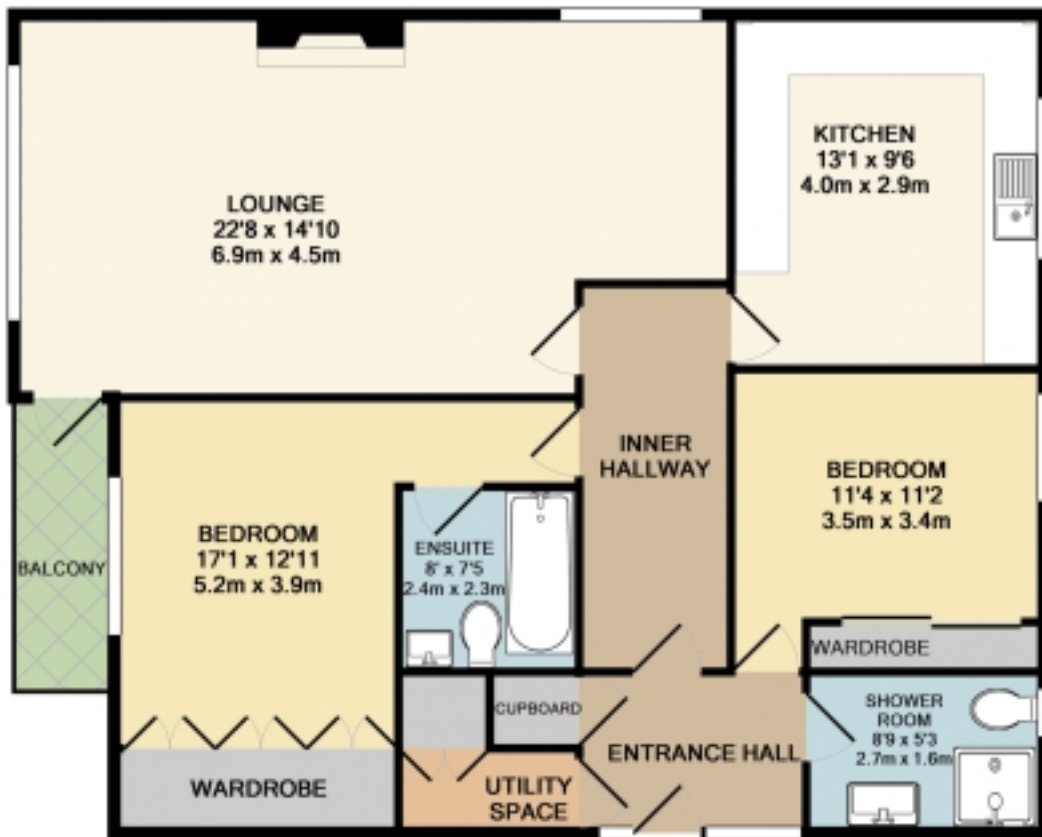
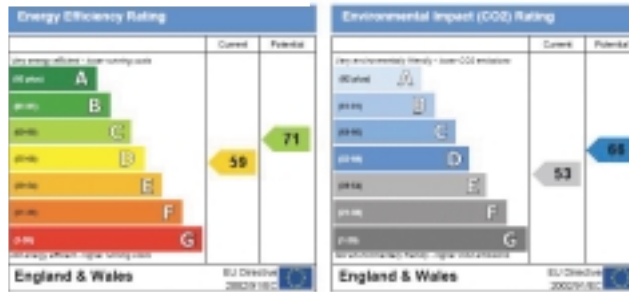
Lounge Area 6.91 x 4.52 (22'8" x 14'10")

a fantastic entertaining space with beautiful views across the communal gardens to rear. The focal point of which is an Adam style fireplace surround. Television point. Telephone point. Two double leaf radiators. Door opening onto a private balcony.

PRIVATE BALCONY

enclosed by a waist high wrought iron balustrade, suitable for alfresco dining.

Address: Flat 16 Dunham Lawn, Bradgate Road, BULSTONHAM, WARRINGTON WA14 4QJ
 EBN 0161-2566-6832 0800-0821



16 DUNHAM LAWN, BRADGATE ROAD

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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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