

John N
Hilditch & Co



**APARTMENT 1, FARLEY LODGE, 23 CAVENDISH ROAD,
BOWDON, CHESHIRE, WA14 2NU**

A LOWER GROUND RECENTLY CONVERTED APARTMENT IN A GATED DEVELOPMENT, LOCATED IN A SOUGHT AFTER NEIGHBOURHOOD. WITH TWO BEDROOMS, TWO BATHROOMS, SUPER KITCHEN AND LIVING ROOM. PRIVATE TERRACE. TWO PARKING SPACES. DOUBLE GLAZING. GAS FIRED CENTRAL HEATING. FINISHED TO A HIGH SPECIFICATION.

£219,950

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

Although Farley Lodge is a reasonably recently converted development it has already become known as a popular, sought after place to live.

There is a well tended communal parking area at the front of the property, accessed via electric gates, as well as mature planted borders. A lawned communal garden is to be found at the rear of the property. No. 1 has two allocated parking spaces, directly adjacent to the communal entrance hallway. Access to this hallway is controlled via an entry phone system from the individual properties.

The apartment itself is well presented and offers the undoubted bonus of its own private terrace, accessed from the lounge and master bedroom. The spacious lounge is served by a most attractive contemporary fitted kitchen with space for a small table and chairs. The master bedroom has its own en-suite shower room, and the second bedroom and guests have the use of the family bathroom. There is a useful cloaks cupboard in the hallway and we are offering this apartment for sale without a forward chain.

Farley Lodge is located very close to Altrincham town centre and Hale village. The busy market town of Altrincham offers a fine selection of most major retailers and is also served by train, bus and Metrolink stations. The quieter village of Hale is populated by a splendid selection of individual shops, restaurants and café bars. Manchester Airport is a short drive away, as is the motorway network and Cheshire's Green Belt.

DIRECTIONS

From our office travel along Ashley Road, across the railway lines and turn right at the traffic lights. Turn next left into Cavendish Road and Farley Lodge, a gated development, is located in the right hand side.

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.

LOWER GROUND FLOOR

KITCHEN 13'6" X 9'7"

fitted kitchen with space for small table and chairs. Inset ceiling spotlights. White gloss fitted kitchen comprising built-in fridge, base cupboards, wall mounted units. Kuppersbusch oven and microwave. Kupperbusch ceramic hob and stainless steel extractor over. Glass fronted display units. Tiling between wall and floor units. Window to patio. Single drainer stainless steel sink unit with mixer tap and cupboards below. Radiator.

LIVING ROOM 19'7" X 14'4"

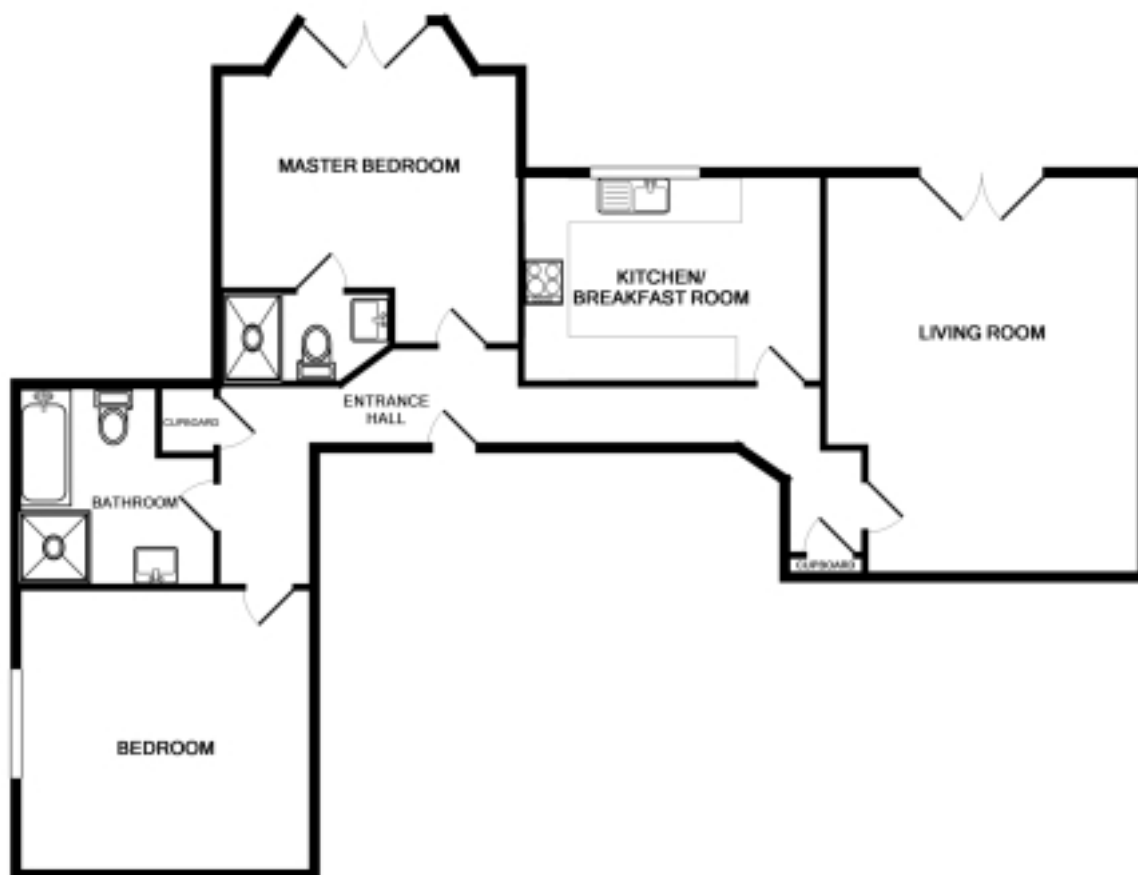
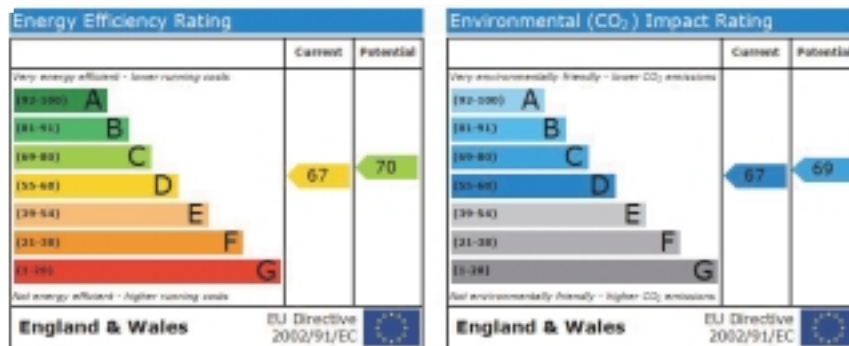
patio doors. Inset ceiling spotlights. Two radiators. Television point. Telephone point.

MASTER BEDROOM 14'0" X 12'10"

door to terrace. Built-in bedroom furniture. Inset ceiling spotlights. Radiator. Telephone point.

EN-SUITE SHOWER ROOM 7'0" X 5'0"

part tiled walls. Low level wc. Pedestal wash basin. Inset ceiling spotlights. Expelair. Shower cubicle.



APARTMENT 1 FARLEY LODGE

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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