

John N
Hilditch & Co



**APARTMENT 4, HALE COURT, WILLOW TREE ROAD,
HALE, CHESHIRE, WA14 2EA**

A FIRST FLOOR PURPOSE BUILT APARTMENT IN A CONVENIENT
LOCATION WITH GARAGE AND PARKING. TWO BEDROOMS, LARGE
LIVING ROOM, BATHROOM AND SPACIOUS DINING/KITCHEN.

£225,000

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

DESCRIPTION

This first floor apartment offers well laid out accommodation in a popular purpose built development. Close to Hale village and Altrincham town centre the apartment briefly comprises an entrance hallway, spacious living room, modernised dining kitchen, refitted bathroom with white suite and two bedrooms. Also benefiting from double glazing, gas fired central heating, parking, a garage and secure entry phone system.

The area generally is characterised by a mixture of properties, however, the location being within two hundred yards flat walking distance of the village will surely appeal. Hale's fashionable village offers a wide range of shops and services, whilst Altrincham's busy market town centre also lies within ten to fifteen minutes walk with its Metrolink services into Manchester. The urban motorway network and International Airport are on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed along Ashley Road across the level crossing turning first right into Willow Tree Road where the entrance to the apartments will be found immediately on the right.

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. Stairs to first floor.

FIRST FLOOR & LANDING

Front door, opening onto square inner hallway.

INNER HALLWAY 10'4" X 6'9"

with entry phone system. Ceiling cornicing. Doors to bedrooms and bathroom, and opening onto living room.

LIVING ROOM 20'4" X 11'4"

a spacious room with Upvc window. Ceiling cornicing. Double radiator. Wall mounted fire. Brass electrical fittings. Opening to dining kitchen.

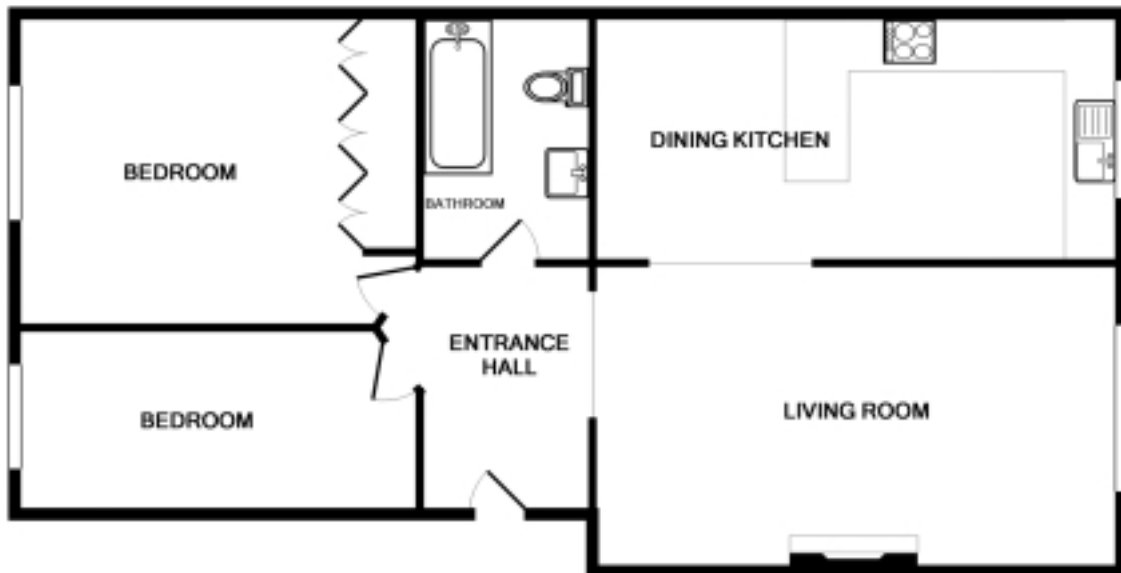
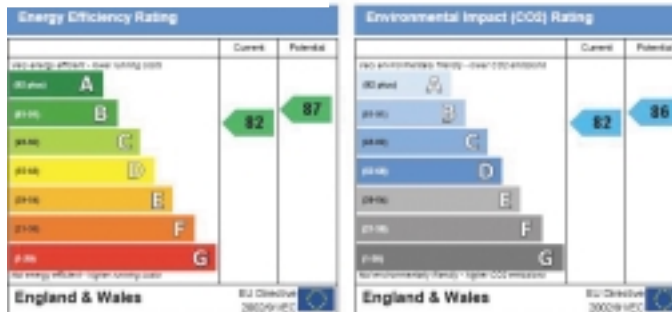
DINING KITCHEN 20'4" X 9'6"

a generous room separated into two distinct parts.

Dining Area with laminate flooring. Double radiator. Space for table and chairs. Range of additional built-in units extending through from the kitchen and providing additional storage and drawers.

Kitchen Area fitted with a modern range of wooden units comprising a generous amount of base units, glass fronted wall units with lighting below and drawers. Built-in units comprising fridge, freezer, four ring AEG gas hob with extractor above, AEG oven and grill and washing machine. White single bowl single drainer sink unit with mixer tap and cupboards below. Wooden work surfaces and panelling between base and wall units. Concealed within a wall unit is a Glow Worm gas fired central heating boiler. Timber double glazed picture window. Ceiling cornicing. Ceramic tiled flooring.

Address: Flat 4 Hale Court, Willow Tree Road, Hale, ALTRICHAM, WA15 2JA
 NR06 2728 NR014-0275-7080-2934



APARTMENT 4, HALE COURT

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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