

*John N*  
**Hilditch & Co**



**APARTMENT 4, HEATHFIELD, 22 THE FIRS,  
BOWDON, CHESHIRE, WA14 2TE**

OCCUPYING ONE OF THE FINEST LOCATIONS IN BOWDON A  
BEAUTIFULLY REFURBISHED THREE BEDROOMED FIRST FLOOR  
CONVERTED APARTMENT OFFERING EXPANSIVE ACCOMMODATION,  
ALL SET BEHIND AN IMPRESSIVE ELECTRONICALLY GATED ENTRANCE.

**£599,500**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
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Email: [sales@jhilditch.com](mailto:sales@jhilditch.com)

## DESCRIPTION

Thoroughly re-modelled and upgraded by our clients within the last twelve months this particular apartment occupies the first floor of an impressive Victorian conversion which was originally converted back in the mid 1990's. The accommodation comprises a communal entrance, porch and hallway with an entry phone system, whilst the apartment itself comprises a well proportioned L shaped entrance hallway, a magnificent principal drawing room with fabulous views across the front gardens, adjacent to which is a small working fully fitted study. The rest of the accommodation comprises a large dining room which would have formerly have been the master bedroom, a fully fitted breakfast kitchen with utility room adjacent, an informal sitting area with private balcony, two further bedrooms one with en-suite facilities and a family shower room which has been completely re-modelled in recent times.

Only by way of an internal inspection will one appreciate the quality of the finish of this particular apartment, it has been completely renovated in recent times to include complete re-decoration to a light, contemporary airy theme, a new bespoke shower room and the property has also benefitted in recent times from the installation of a range of top quality bedroom furniture. The area generally is characterised by a mixture of top class houses and apartments and is set within walking distance of most amenities. Altrincham's busy market town centre lies within ten minutes walk as does Hale with its range of shops and services. The Metrolink from Altrincham runs regular services into Manchester, the urban motorway network and International Airport are literally on the doorstep. Sporting and recreational facilities abound.

## DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of traffic lights. Proceed up Stamford Road, turning right onto The Firs at the Stamford Public House. Continue along The Firs for approximately four hundred yards where Heathfield will be found 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, porch and hallway with staircase to the first floor.

### FIRST FLOOR

The apartment itself comprises an L shaped entrance hallway.

**L SHAPED ENTRANCE HALLWAY 5.5 X 4.7 (18'0" X 15'5") NARROWING TO 2.21 (7'3")**

with entry phone system. Recessed ceiling downlighters. Useful walk-in cloaks cupboard. Burglar alarm controls. Dimmer controlled lighting. Further single radiator within the inner hallway with an interconnecting door to the lower part of the apartment which comprises the third bedroom and sitting room. Double doors opening into the principal drawing room.

**DRAWING ROOM 7.9 X 4.9 (25'11" X 16'0")**

the focal point of which is a striking Adam style fireplace surround with marble inset and hearth incorporating a coal effect gas fire. Deep moulded ceiling cornicing and two central ceiling roses with tall skirting boards. Two central heating radiators with their own canopies. Classic angular bay window overlooking the front garden. Television point. Telephone point.

Adjacent to the principal drawing room is a study.

**STUDY 3.25 X 2.19 (10'8" X 7'2")**

completely fitted with a comprehensive range of study furniture comprising desktops with drawers and cupboards above with fitted book shelving.

**DINING ROOM (FORMERLY MASTER BEDROOM) 5.5 X 5.33 (18'0" X 17'6")**

the focal point of which is a striking cast iron fireplace with carved timber surround. Tiled hearth incorporating coal effect gas fire. Two large Victorian style double glazed picture windows overlooking the front garden. Double leaf radiator. Deep moulded ceiling cornicing and central ceiling rose. Picture rail. Two wall light points.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	64
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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(NBS) 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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