

*John N*  
**Hilditch & Co**



**APARTMENT 23, INGLEWOOD, ST. MARGARETS  
ROAD, BOWDON, CHESHIRE, WA14 2AP**

OCCUPYING AN EXTREMELY POPULAR LOCATION IN A VICTORIAN  
MANSION HOUSE A BEAUTIFULLY APPOINTED ONE BEDROOMED  
GROUND FLOOR APARTMENT FINISHED TO THE HIGHEST POSSIBLE  
STANDARDS.

**£159,950**

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

## DESCRIPTION

Completely refurbished by our client in recent times, this beautifully appointed one bedroomed apartment sits in a Victorian mansion house in one of Bowdon's most popular locations. Briefly the gas centrally heated accommodation comprises a communal entrance hallway, the apartment itself has an entrance hall, large principal living room with tall ceilings, a refitted breakfast kitchen, double bedroom with en-suite dressing room/study with a shower room adjacent. Externally are two car parking spaces and the gardens as described overleaf.

Inglewood is a classic mansion house set within easy striking distance of Altrincham and Hale. Altrincham's market town centre with its Metrolink services into Manchester are complemented by Hale with its range of fashionable shops and restaurants. The urban motorway network and International Airport are literally on the doorstep, the National Trust land at Dunham is also within five minutes drive.

## DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of lights, straight up Stamford Road. At the top of Stamford Road bear right onto The Firs, turning left onto St. Margarets Road, the development will be found after approximately two hundred metres on the left.

### 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

### LARGE COMMUNAL ENTRANCE

with internal fire door.

The apartment itself comprises an entrance hallway.

### ENTRANCE HALLWAY 2.06 X 1.7 (6'9" X 5'7")

with an enclosed linen cupboard. Entry phone system. Central heating radiator with its own canopy.

### LOUNGE 4.82 X 3.86 (15'10" X 12'8")

an excellently proportioned room. The spaciousness being enhanced by tall 3.5 metre ceilings. Three very large picture windows overlooking the side gardens. The focal point of the room is a carved fireplace surround with marble inset and hearth incorporating a coal effect gas fire, flanked to the right by a display area with cupboards beneath. Moulded ceiling corning. Picture rail. Double leaf radiator. Dimmer controlled lighting.

### BREAKFAST KITCHEN 4.7 X 2.26 (15'5" X 7'5")

refitted within the last twelve months to an attractive contemporary design, single drainer sink unit with a range of base cupboards, drawers, matching eye level cupboards and heat resistant work services.

NB: THERE IS SPACE FOR A SMALL BREAKFAST TABLE AND CHAIRS. Built-in oven, four ring gas hob, integrated dishwasher, washing machine, refrigerator, double leaf radiator. Recessed downlighters. Attractive Amtico floor. Wall mounted television point.

### BEDROOM 3.12 X 3.42 (10'3" X 11'2")

with a tall vaulted ceiling with central ceiling rose. Moulded ceiling cornicing. Picture rail. Double leaf radiator.

### DRESSING ROOM/STUDY 2.76 X 1.71 (9'0" X 5'7")

with a range of floor to ceiling built-in wardrobes. Original arched sash window with ornate acid etched original glass window and fitted window blinds. Telephone point.

### SHOWER ROOM 2.83 X 1.62 (9'3" X 5'4")

delightfully refitted with a contemporary white suite, low level wc, wall mounted wash basin set within a half timbered wall covering to dado rail height. Fully tiled and enclosed shower cubicle with Samuel Heath style shower head and thermostatic shower with tinted shower door. Built-in shelving and cupboards. Wall mounted stainless steel heated towel rail. Recessed downlighters. Amtico floor.

## EXTERNALLY

### TWO CAR PARKING SPACES

### GARDENS

Inglewood sits in well tended communal gardens. There is ample forecourt parking and a large number of mature shrubs and trees affording an excellent level of privacy from St. Margarets Road itself.

### SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

### SERVICE CHARGE:

£95 pcm

### TENURE:

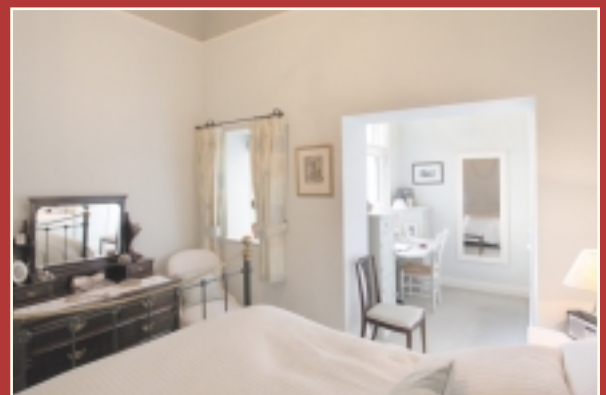
### ASSESSMENT:

Trafford Borough Council. Council Tax Band 'C'

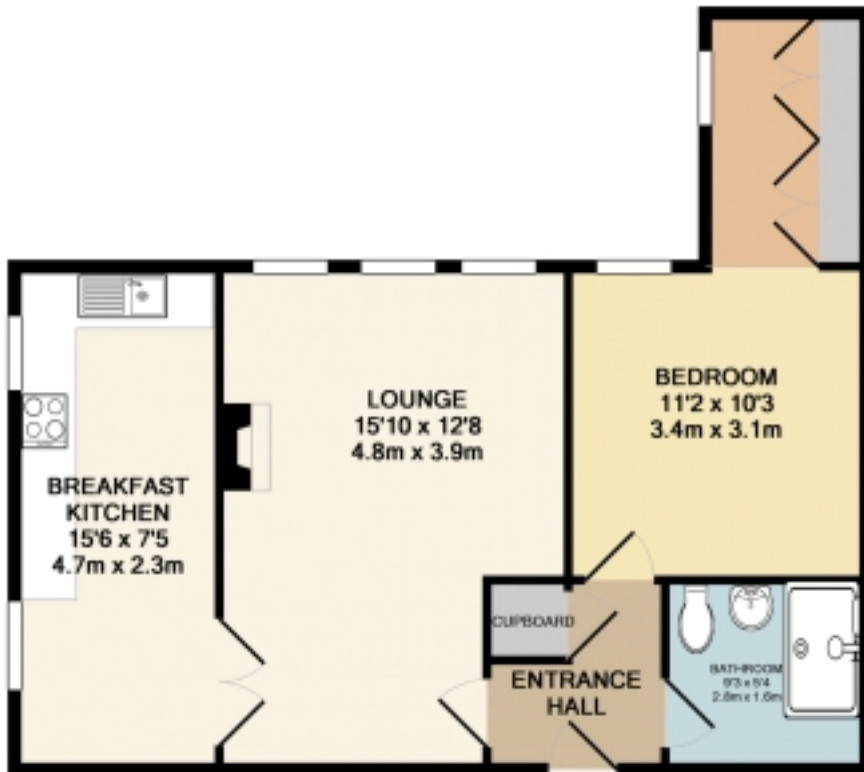
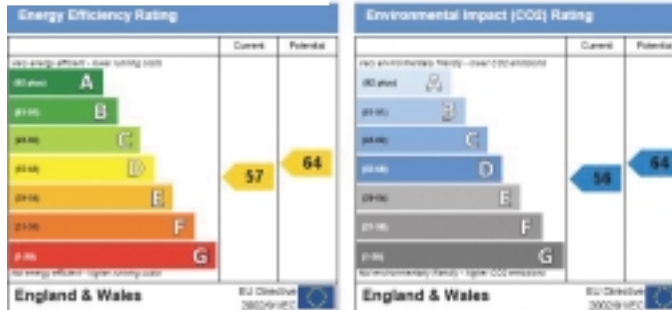
### VACANT POSSESSION UPON COMPLETION

### VIEWING:

By appointment through the Agent.



Address: Flat 23 Inglewood, St. Margarets Road, , St. Margarets, WA15 9SF  
 162/164 Ashley Road, Hale, Cheshire, WA15 9SF



### APARTMENT 23 INGLEWOOD, ST. MARGARETS ROAD

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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