

*John N*  
**Hilditch & Co**



**APARTMENT 1, KIRKLEE, GREEN WALK,  
BOWDON, CHESHIRE, WA14 2SL**

OCCUPYING A TOP CLASS LOCATION ON ONE OF BOWDON'S FINEST  
ROADS A LOWER GROUND FLOOR BASEMENT APARTMENT OFFERING  
WELL PROPORTIONED ACCOMMODATION WITH ITS OWN PRIVATE  
TERRACE TO THE REAR.

**£259,950**

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

Occupying arguably one of Bowdon's finest locations this apartment forms the lower ground floor of a classic early Victorian mansion house. Briefly the gas centrally heated accommodation comprises a private entrance with entrance hallway, good sized principal lounge with French doors opening onto the gardens. A breakfast kitchen and breakfast room are complemented by a master bedroom with en-suite, two further bedrooms one which would double as a study, and a family bathroom. Externally are car parking facilities and the gardens as described overleaf.

Green Walk is characterised by a mixture of top class houses and apartments. Kirklee is a classic Victorian mansion house converted into eight apartments and whilst this apartment sits at lower ground floor level it has the benefit of excellent natural lighting and full head height. Hale's fashionable village lies within five minutes as does Altrincham with its busy market town centre and regular Metrolink services into Manchester. Schools for all ages serve the area, the Bollin Valley and Green Belt are on the doorstep, sporting and recreational facilities abound.

## DIRECTIONS

From the centre of Hale proceed along Ashley Road, across the level crossing to the first set of traffic lights, straight up Stamford Road which continues into Green Walk. The entrance will be found on the left 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.*

## GROUND FLOOR

Half flight of stairs to the apartment and its own private entrance.

## LOWER GROUND FLOOR

### ENTRANCE HALLWAY 3.94 X 3.07 (12'11" X 10'1")

double leaf radiator. Telephone point. Cheshire brick fireplace with solid timber mantle with wall light point over.

### INNER HALLWAY 4.72 X 1.2 (15'6" X 3'4")

with single radiator. Recessed downlighters.

### FURTHER INNER HALLWAY

giving access to the lounge and kitchen.

### LOUNGE 5.52 X 5.03 (18'1" X 16'6")

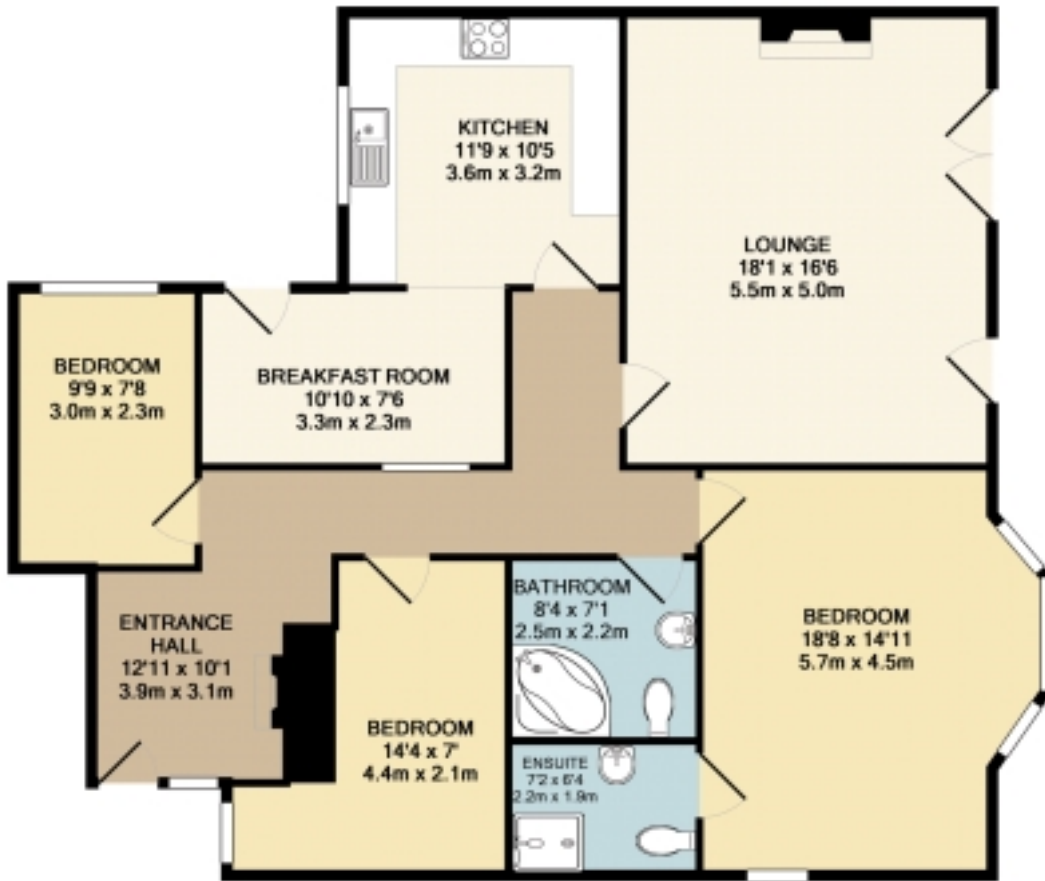
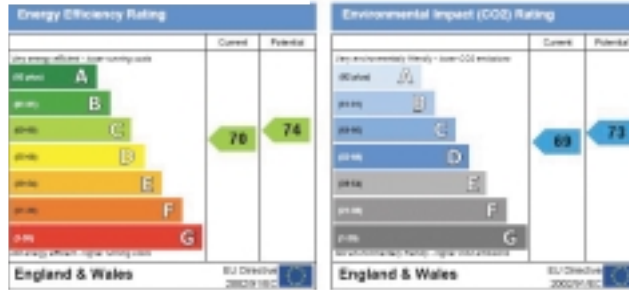
with tall ceiling. Double leaf radiator. Upvc French doors opening onto a pleasant York stone flagged terrace. Further vestibule providing separate access from the communal gardens. The focal point of the room is an Adam style fireplace surround. Two double radiators. Television point. Telephone point.

### KITCHEN 3.58 X 3.18 (11'9" X 10'5")

single drainer, one and a half bowl sink unit with a range of base cupboards, drawers, matching eye level cupboards, heat resistant work tops. Built-in Belling oven, four ring hob, overhead extractor. Plumbing for dishwasher. Integrated refrigerator, freezer. Partly tiled walls. Worcester gas fired central heating boiler. Recessed downlighters.



Address: Flat 1 Kirklee, Green Walk, Ewerton, BL79D3MM, Warrington, Cheshire, WA15 9SF  
 Phone: 0161 929 6363 Fax: 0161 929 6333



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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