

*John N*  
**Hilditch & Co**



**APARTMENT 55, NEW COPPER MOSS, MOSS LANE  
ALTRINCHAM, WA15 8EG**

SET WITHIN EASY WALKING DISTANCE OF ALTRINCHAM, THE  
METROLINK AND HALE VILLAGE A WELL PROPORTIONED TWO  
BEDROOMED FIRST FLOOR APARTMENT.

**£167,500**

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## DESCRIPTION

Constructed by Redrow Homes in 2004/5 New Copper Moss is a conveniently located development of purpose built apartments set literally within walking distance of Altrincham, the Metrolink and Hale village. Briefly the gas centrally heated and double glazed accommodation comprises a communal entrance which is found to the rear of the building with staircase to the first floor and with an entry phone system. The apartment comprises an entrance hallway, good sized lounge/dining room, kitchen, two bedrooms and a bathroom. Externally are well maintained communal gardens and allocated car parking.

This particular area has been re-generated in recent times and is extremely handily located being within striking distance of the urban motorway network and International Airport.

## DIRECTIONS

From the centre of Hale proceed up Westgate to the junction with Hale Road. Straight across into Queens Road. At the junction with Stamford Park Road continue straight across into the bottom part of Queens Road, turn right onto Moss Lane and immediately left into New Copper Moss. No. 55 is found in the central block immediately facing with pedestrian access to the rear.

### 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 HALL

staircase to all floors. Entry phone system.

## FIRST FLOOR & LANDING

### ENTRANCE HALLWAY

two useful storage cupboards, one housing central heating system and plumbing for washing machine and dryer and the other providing ample storage. Wall heater.

### LOUNGE/DINING ROOM 22'2" (6.76) X 11'10" (3.61)

large bright room with bay window to front elevation. Television point. Two wall heaters. Coving to ceiling. Telephone point.

### KITCHEN 9'0" (2.74) X 9'9" (2.97)

modern fitted base and wall mounted units incorporating marble effect working surfaces. Four ring stainless steel hob, oven and grill. 1 bowl sink unit. Integrated fridge freezer and dishwasher. Tiled walls. Extractor fan.

### BEDROOM ONE 14'1" (4.29) X 13'9" (4.19)

larger than average double bedroom with bay window. Built-in wardrobes. Wall mounted electric heater.

### BEDROOM TWO 8'8" (2.64) X 6'7" (2.01)

Upvc double glazed window to front aspect. Wall mounted electric heater.

### BATHROOM 5'7" (1.7) X 5'6" (1.68)

white fitted modern suite comprising panelled bath, low level wc. Pedestal wash basin. Part tiled walls. Wall mounted electric towel rail. Extractor fan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(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		76	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### 55 NEW COPPER MOSS

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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