

*John N*  
**Hilditch & Co**



**APARTMENT 10, SPRING HOUSE,  
ASHLEY ROAD, HALE, CHESHIRE, WA14 2UN**

A PURPOSE BUILT PENTHOUSE APARTMENT WITH TWO BEDROOMS,  
LIVING ROOM, MODERN KITCHEN AND BATHROOM, THIRD FLOOR  
WITH LIFT.

**£165,000**

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

A purpose built apartment which has been built by Crosby Homes is set on the top floor and is accessed via a lift or stairs and with security locking entrance. Two bedrooms and a living room are served by a modern fitted kitchen and bathroom. Double glazing and storage heaters are present.

Spring House is situated in the centre of Hale village close by to the train station and is conveniently placed to take advantage of the fashionable shops and restaurants. The busy market town of Altrincham is also close at hand and this is served by most of the major multiple retailers as well as having train, bus and Metrolink services at its centre. Schools for all ages serve the area. Manchester International Airport is within easy striking distance as is the urban motorway network and greenbelt.

## DIRECTIONS

The apartments are situated above 'Pizza Express' restaurant to the right of our offices on Ashley Road.

## 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

with entry phone system. Lift and stairs to third floor.

## THIRD FLOOR & LANDING

### LANDING

with fire door.

### THE APARTMENT ITSELF COMPRISES:

Front door to entrance hallway, with wooden floor extending to the living room.

### ENTRANCE HALLWAY

with tall ceilings and wall mounted storage heater.

### KITCHEN 8'0" X 6'0" (2.44 X 1.83)

recently refitted with a modern kitchen comprising base cupboards, drawers and eye level units. Single drainer stainless steel sink unit with mixer tap and cupboards below. Plumbing for a washer dryer. Hotpoint hob and oven. Integrated fridge. Cylinder. Tiled splashbacks. Ceiling skylights.

### BATHROOM 7'9" X 6'0" (2.36 X 1.83)

recently upgraded and comprising a white three piece suite. Inset wash basin with vanity unit below. Low level wc. Panelled bath with shower attachment and screen. Extractor fan. Mosaic tiled walls. Inset ceiling lights.

### BEDROOM ONE 13'4" X 9'4" (4.07 X 2.85)

with sloping ceiling and double glazed window. Telephone point. Storage heater. Built-in double wardrobe with hanging space and storage above.

### BEDROOM TWO 13'0" X 9'8" (3.97 X 2.95)

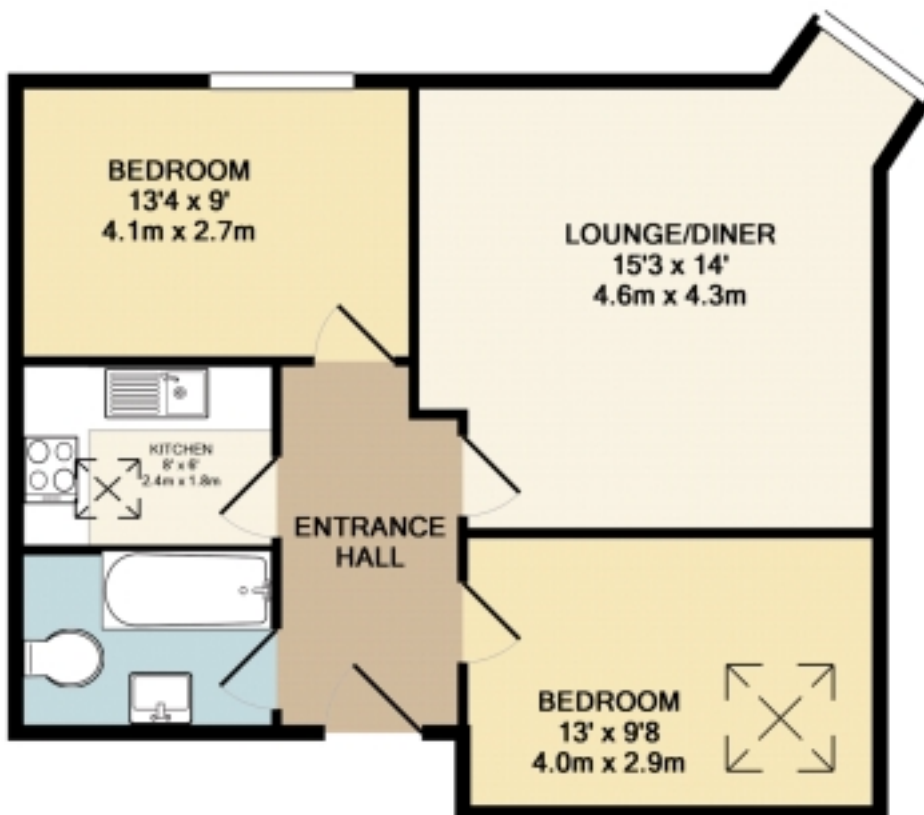
with sloping ceiling with velux window. Storage heater. Built-in double wardrobe with hanging space and storage above.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(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			
(69-80) C			
(55-68) D		70	59
(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	



### APARTMENT 10, SPRING HOUSE, ASHLEY 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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