

*John N*  
**Hilditch & Co**



**2 THE LYMES, VICARAGE LANE, BOWDON,  
CHESHIRE, WA14 3SG**

OCCUPYING AN EXTREMELY CONVENIENT LOCATION IN A QUIET  
BACK WATER OF BOWDON VALE A FIRST FLOOR TWO BEDROOMED  
PURPOSE BUILT APARTMENT WITH THE UNDOUBTED BONUS OF  
DEDICATED CAR PARKING.

**£149,950**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
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## DESCRIPTION

Constructed in 2002 The Lymes is a small development of apartments conveniently situated within easy access of both Altrincham and Hale. The well presented accommodation is predominantly laid out at first floor level and is approached via a private entrance. There is a good sized principal lounge with French doors opening onto a Juliette balcony and is open plan to a fitted dining kitchen. There are two bedrooms, a spacious double and a large single and a well appointed bathroom. There is dedicated parking for one car directly adjacent to the entrance of the property and a further car park for the use of guests and residents.

This area is characterised by a mixture of terraced houses and apartments and is set within 1 miles of both Hale and Altrincham. Hale's fashionable village with its range of shops and services is complemented by Altrincham with its busy market town centre and Metrolink services into Manchester. Access to the M56 urban motorway network at Junction 7 is within five minutes drive and sporting and recreational facilities and green belt lie close at hand.

## DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of lights, turn left onto Langham Road and continue for approximately half a mile turning left onto Vicarage Lane. At the bottom of Vicarage Lane The Lymes will be found on the right 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

### GROUND FLOOR ENTRANCE

#### ENTRANCE HALL

with wide staircase leading to the first floor landing.

## FIRST FLOOR & LANDING

### LOUNGE 13'7" X 9'6" (4.14 X 2.90)

with French doors onto Juliette balcony. Open plan to the dining kitchen.

### DINING KITCHEN 10'6" X 9'8" (3.20 X 2.95)

fitted with a range of modern beech wood laminate fronted with brushed metal finished handles and built-in stainless steel oven, hob and extractor.

### BEDROOM ONE 13'8" X 8'2" (4.17 X 2.49)

Upvc window to front.

### BEDROOM TWO 10'2" X 6'5"

a useful second room which could be utilised as a second bedroom or home office/study.

### BATHROOM

with part tiled walls and a white suite comprising low level wc, pedestal wash basin and twin grip panelled bath with shower fitment and shower screen. Walk-in store cupboard. Spacious part boarded loft with access from the landing.

## EXTERNALLY

### PARKING

there is reserved parking for one car directly adjacent to the property and a further car park for the use of guests and residents.

### GARDENS

The apartment overlooks delightful communal gardens to the rear, which are laid out principally to lawn for the use of all the residents.

### SERVICES:

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

There is gas central heating which is served from a combination boiler.

### TENURE:

Leasehold

### SERVICE CHARGE:

£58 pcm approximately

### ASSESSMENT:

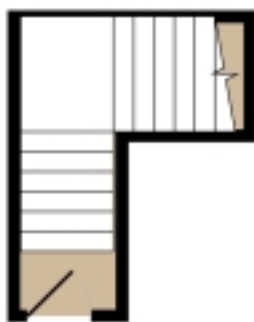
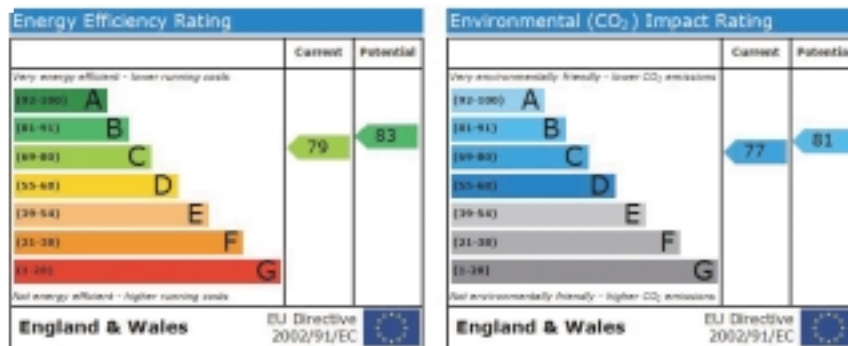
Trafford Borough Council Council Tax Band 'B'

### VACANT POSSESSION UPON COMPLETION

### VIEWING:

By appointment through the Agent.





GROUND FLOOR



1ST FLOOR

2 THE LYMES, VICARAGE LANE, BOWDON

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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