

John N
Hilditch & Co



APARTMENT 45, WELLINGTON COURT,
39 WELLINGTON ROAD, TIMPERLEY, CHESHIRE, WA15 7RD

AN IMMACULATELY PRESENTED GROUND FLOOR APARTMENT SET IN
AN EXCELLENT CORNER SITE WITH VIEWS OVER THE REAR GARDENS.

£159,950

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333

DESCRIPTION

This apartment which was constructed approximately five years ago occupies an excellent ground floor corner site and is one of the larger apartments within the development. Immaculately presented and tastefully decorated the apartment comprises a communal entrance, the apartment itself has an entrance hallway, good sized principal living room, breakfast kitchen with every modern appliance. A master bedroom with en-suite and a large second bedroom with family bathroom leading from the main hall. Externally are the gardens and car parking facilities (car parking space adjacent to the front door) and beautifully tended communal gardens as described overleaf. There is an alarm in the outer hallway of the apartment.

This development is extremely handily located for access to Hale, Altrincham, Timperley and the Metrolink. Navigation Road Metro station lies within walking distance, Timperley and Hale villages are within five to ten minutes drive and Altrincham with its busy market town centre and Metrolink services into Manchester lie close at hand. The urban motorway network and International Airport are on the doorstep.

DIRECTIONS

From the main Stockport Road heading in the direction of Altrincham turn right onto Wellington Road, proceed for approximately 400 yards where the flats will be found on the right.

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

with entry phone system.

ENTRANCE HALLWAY TO THE APARTMENT (L SHAPED) 4.77 X 2.23 (15'8" X 7'4") NARROWING IN THE CENTRE TO 1.07 (3'6") AND WIDENING AT THE REAR WITH THE ACCESS TO THE BEDROOMS TO 1.82 (6'0")

the hall has a wall mounted storage heater, large walk-in broom cupboard. Recessed downlighters. Access to the family bathroom.

LIVING ROOM 4.62 X 4 (15'2" X 13'1")

with picture windows to rear and side. Television point. Telephone point. Wall mounted storage heater.

BREAKFAST KITCHEN 3.75 X 3.68 (12'3" X 12'0")

comprehensively fitted with a range of contemporary units comprising single drainer 1_ bowl sink unit with a range of base cupboards, drawers, matching eye level cupboards and heat resistant work tops. Built-in stainless steel double oven, four ring electric hob with overhead extractor. Integrated dishwasher. Washing machine. Integrated refrigerator and freezer. Ceiling mounted spotlights. Partly tiled walls.

NB: THERE IS MORE THAN AMPLE SPACE FOR A BREAKFAST TABLE AND CHAIRS.

MASTER BEDROOM 4.76 X 3.26 (15'7" X 10'8") (PLUS DOOR RECESS)

wall mounted electric heater. Range of top quality fitted wardrobes with matching bedside cabinets and fitted bedhead. Picture window overlooking the rear garden. Ceiling mounted spotlights. Television point.

EN-SUITE 2.34 X 1.68 (7'8" X 5'6")

delightfully fitted with a contemporary white suite of pedestal wash basin, low level wc, walk-in double shower, fully tiled with a thermostatic shower and tinted shower door. Shaver point. Expelair. Recessed downlighters.

GUEST BEDROOM 3.61 X 2.45 (11'10" X 8'0")

overlooking the rear garden. Ceiling mounted spotlights. Electric wall heater. This room is currently used as a study and has a range of fitted cupboards, desk top, however could easily be used as a generous second bedroom. Telephone point.

FAMILY BATHROOM 2.29 X 2.09 (7'6" X 6'10")

again fitted with a contemporary white suite of pedestal wash basin, low level wc, twin grip panelled bath all in a half tiled surround. Recessed ceiling downlighters. Shaver point. Heated towel rail.

EXTERNALLY

This part of the development sits in beautifully tended communal gardens with ample forecourt residents and visitors car parking. The properties are approached across a block paved driveway with ornamental gardens and these are also laid out to the rear.

SERVICES:

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

TENURE:

Leasehold.

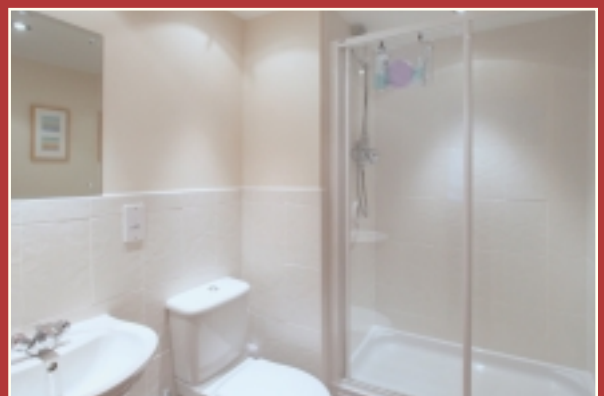
ASSESSMENT:

Trafford Borough Council. Council Tax Band 'D'

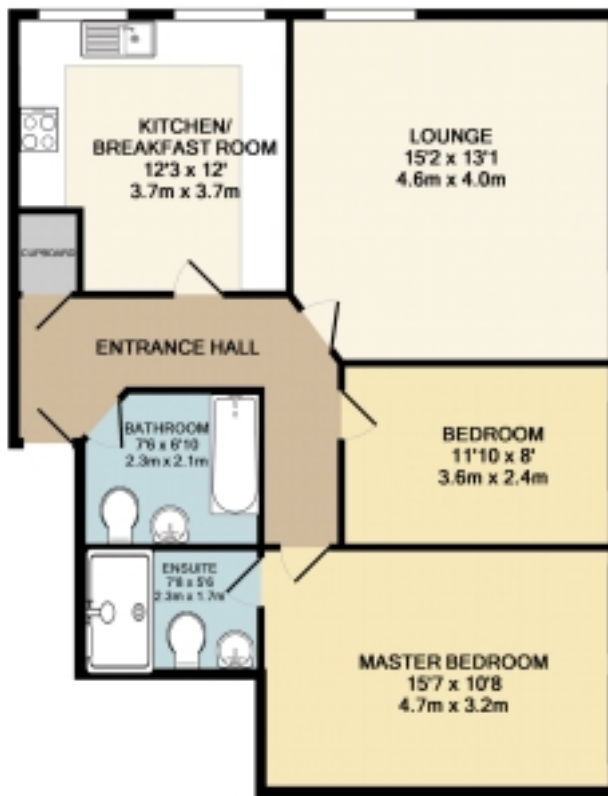
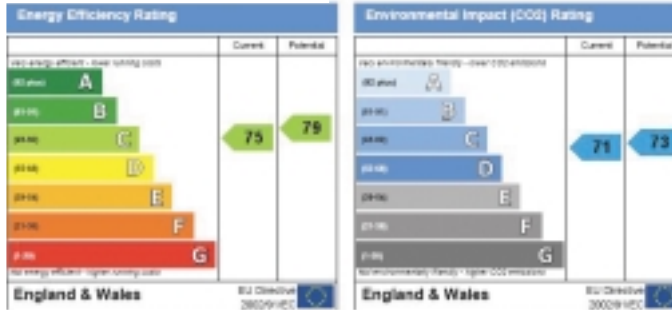
VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Address: Apartment 05 28, Wellington Road, Timperley, BIRKENHEAD, WA15 7JQ
 EPC ID: 26326178 8099.3171



45 WELLINGTON COURT, WELLINGTON 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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