

*John N*  
**Hilditch & Co**



**9 WESTLYNN, DEVISDALE ROAD,  
BOWDON, WA14 2AT**

OCCUPYING A TOP CLASS LOCATION A THOROUGHLY REFURBISHED  
CONTEMPORARY TWO BEDROOMED APARTMENT SITTING ON THE  
FIRST FLOOR WITH BEAUTIFUL VIEWS OVER THE COMMUNAL  
GARDENS.

**£375,000**

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

Comprehensively upgraded by our clients from its original specification, No. 9 Westlynn offers superb accommodation spread across one level. Briefly the gas centrally heated and double glazed accommodation comprises a communal entrance with staircase and lift to the first floor and landing. The apartment itself comprises a good sized L shaped hallway with travertine floor covering which in turn runs throughout much of the apartment. There is a video entry phone system and the principal living area is separated into three sections, an informal lounge and sitting area with feature fireplace a separate dining area with French doors opening onto a private balcony and a raised sitting area with fantastic views across the communal gardens. There is a master bedroom with refitted en-suite facilities with contemporary white suite complete with Hans Grohe fittings. There is an equally well refurbished main bathroom and second bedroom whilst externally is a garage, car parking facilities and gardens as listed overleaf.

Westlynn is a classic mansion house which was refurbished and extended in the late 1980's. It sits in arguably one of the finest locations in Bowdon and is also within easy striking distance of the urban motorway network and International Airport. Altrincham's busy market town centre is within fifteen minutes walk with its range of shops, services and Metrolink into Manchester. Hale's fashionable village is within five minutes drive with its range of shops and services. Schools for all ages serve the area and the Bollin Valley and National Trust land are on the doorstep.

## DIRECTIONS

From the centre of Hale proceed across the level crossing to the first set of traffic lights. Proceed straight up to the top of Stamford Road, bearing right onto The Firs, first left onto St. Margaret's Road. At the end of St. Margaret's Road bear left into Devisdale Road where the property 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 lift and staircase to first floor and landing.

## FIRST FLOOR & LANDING

The apartment itself comprises an L shaped entrance hallway.

**L SHAPED ENTRANCE HALLWAY 4.74 X 3.57 (15'6" X 11'8")  
NARROWING TO 1.26 (4'2")**

single radiator. Attractive travertine floor. Egg and dart moulded ceiling cornicing. Video entry phone system and monitor. Useful walk-in storage cupboard.

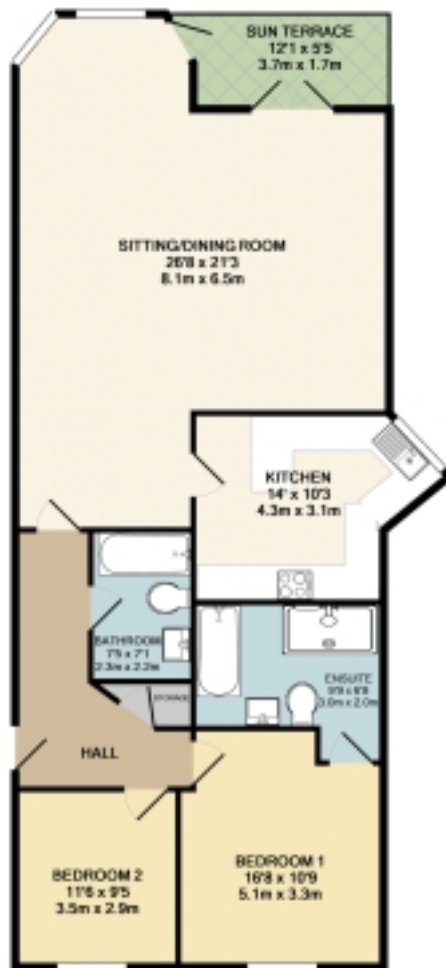
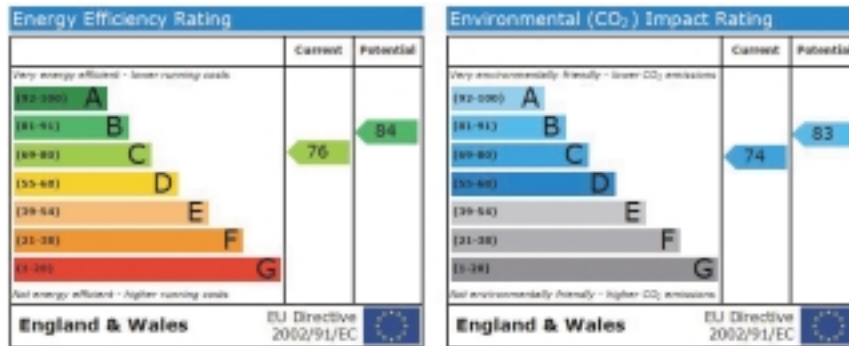
**PRINCIPAL LIVING AREA ( L SHAPED) 8.13 (26'8")  
(NARROWING TO 3.97) (13'0") X 6.49 (21'3") OVERALL**

a superb principal entertaining area with a continuation of the travertine floor covering. There is an informal lounge area with the focal point of which is an ornate fire surround with television point, telephone point. Double leaf radiator. Moulded ceiling cornicing. There is a raised sitting area with superb views across the communal front gardens. Adjacent to this is an informal dining area.

### DINING AREA

with French doors opening onto a private balcony. This area also has a single radiator, moulded ceiling cornicing.





3 WESTLYNN, DEVISDALE ROAD

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, walls 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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