

John N
Hilditch & Co



**APARTMENT 41 (THE PENTHOUSE), WOLF GRANGE
ASHLEY ROAD, HALE, CHESHIRE WA15 9TS**

OCCUPYING AN EXCELLENT LOCATION WITHIN WALKING DISTANCE
OF HALE VILLAGE, A MAGNIFICENTLY PRESENTED THREE BEDROOMED
TWO BATHROOMED PENTHOUSE APARTMENT WITH MAGNIFICENT
OPEN PLAN LIVING SPACE, TWO UNDERGROUND CAR PARKING
SPACES AND STORE AND WELL TENDED COMMUNAL GARDENS.

£575,000

DESCRIPTION

Constructed in the last five years by Maro Developments this beautifully appointed three bedroomed penthouse apartment offers well planned accommodation at top floor level which briefly comprises a communal entrance with entry phone system and lift to the third floor. The accommodation itself comprises an entrance hallway, beautifully proportioned main living area measuring 15.24 x 9.27 maximum, a well fitted kitchen with every modern appliance, utility cupboard, master bedroom with en-suite dressing room and shower, second bedroom with en-suite, third bedroom and family bathroom. Externally is a small balcony, underground car parking and visitors surface level parking. The development itself is approached via an impressive electronically gated entrance.

Ashley Road is characterised by a mixture of apartments and period houses. Hale's fashionable village lies within five minutes walk, Altrincham with its market town centre and Metrolink services into Manchester is also close at hand, the urban motorway network and International Airport are on the doorstep. The Bollin Valley and Green Belt are just a short walk away, and sporting and recreational facilities abound.

DIRECTIONS

From our office in Hale travel along Ashley Road in the direction of Ashley and continue along passing St. Peter's Church on the left. Continue along Ashley Road and Wolf Grange will be seen behind the gated entrance on the right hand side. Apartment 41 is situated on the top floor of the first block 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 LOBBY

automatic lift or staircase to upper floors.

TOP FLOOR

PRIVATE APARTMENT ENTRANCE

ENTRANCE HALL

a welcoming entrance giving access to the principal rooms within the apartment. Solid wood floor. Useful utility cupboard housing the washing machine

FANTASTIC MAIN LIVING AREA 15.24 (MAX) (50'0") X 9.27 (MAX) (30'5") REDUCING TO 4.15 (13'7")

this part of the property really does need to be seen to be believed and is divided into a number of distinct areas. There is a generously sized sitting area with a range of units along one wall suitable for accommodating audio/visual equipment and incorporating the necessary wiring for plasma television, etc. A good sized designated dining area is situated adjacent to the kitchen and on the opposite side of the room is a fitted study area with a desk unit flanked on either side with drawers and cupboards. Our clients have utilised the remaining space as a useful games area but these areas are suitable for a variety of purposes. Video entry phone. Four velux double glazed roof lights. Six Dimplex electric heaters. Recessed ceiling downlighters. Telephone point.

KITCHEN 6.55 (21'6") X 2.36 (7'9")

the kitchen is fitted with an excellent range of cabinetry including eye level wall cupboards, drawers and base cupboards with granite work surfaces thereover. Circular set in sink with drainer. Integrated fridge and freezer. Integrated Smeg dishwasher. Four ring Smeg halogen hob with extractor above and Smeg under oven. Built-in Smeg combination microwave. Low level Dimplex electric heater. Tiled floor. Cylinder cupboard.

UTILITY CUPBOARD 1.91 (6'3") X 1.32 (4'4")

a useful addition suitable for a variety of storage purposes. Fitted wall storage units. Tiled floor.

MASTER BEDROOM 4.75 (15'7") X 4.04 (13'3")

average (some reducing head height) plus box bay a good sized master bedroom with windows to two elevations. Dimplex electric heater. Television point.

DRESSING ROOM 2.06 (6'9") AVERAGE (REDUCING HEAD HEIGHT) X 1.75 (5'9")

fitted with two drawer units, cupboard space, open shelving/storage and a wardrobe.

EN-SUITE SHOWER ROOM 2.29 (7'6") X 1.78 (5'10")

comprising shower cubicle, wc low level suite and wash basin. Fitted wall mirror. Extractor. Dimplex electric heater. Shaver socket. Part tiled walls. Tiled floor.

BEDROOM TWO 4.72 (15'6") X 3.91 (12'10")

average (some reducing head height) plus box bay another good sized double bedroom featuring two drawer units with cupboard space and a wardrobe. Windows to two elevations. Dimplex electric heater. Telephone point.

EN-SUITE SHOWER ROOM 2.29 (7'6") X 1.47 (4'10")

comprising shower cubicle, wc low level suite and wash basin. Fitted wall mirror. Extractor. Dimplex electric heater. Shaver socket. Part tiled walls. Tiled floor.

BEDROOM THREE 2.9 (9'6") X 2.29 (7'6")

ideal as a third bedroom or study. Dimplex electric heater. Door through to balcony.

FAMILY BATHROOM

comprising wc low level suite. Wash basin built-in and fitted vanity unit with cupboard space and drawers. Fitted wall mounted mirror over. Bath with shower over. Folding shower screen. Wall hung radiator/towel rail. Fully tiled floor and walls.

BALCONY 2.34 (7'8") X 1.98 (6'6")

a sunny balcony with a decked floor and far reaching views.

EXTERNALLY

The property has the benefit of two allocated parking spaces (No:s 34 and 40) in the underground garage. Large store room.

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. 999 Years.

SERVICE CHARGE

£150 per month, this includes insurance and window cleaning

ASSESSMENT

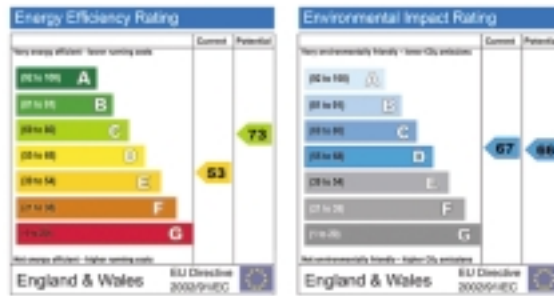
Trafford Borough Council. Council Tax Band 'G':

VACANT POSSESSION UPON COMPLETION

VIEWING

By appointment through the Agent.





APARTMENT 41, WOLF GRANGE, 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.
Made with Metrapix C2006

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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

Tel: 0161 929 6363 Fax: 0161 929 6333