



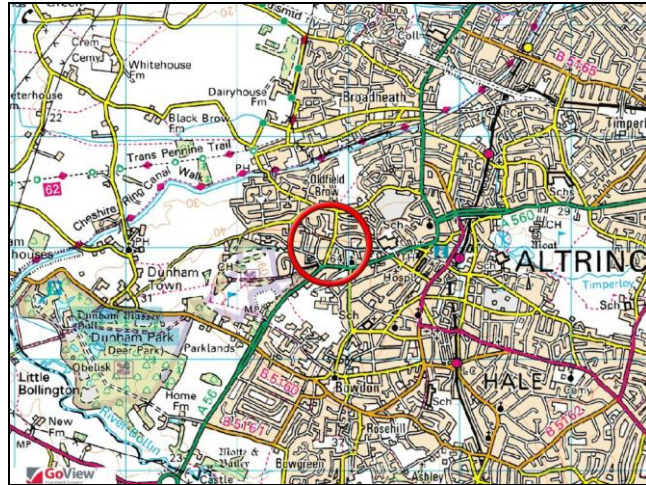
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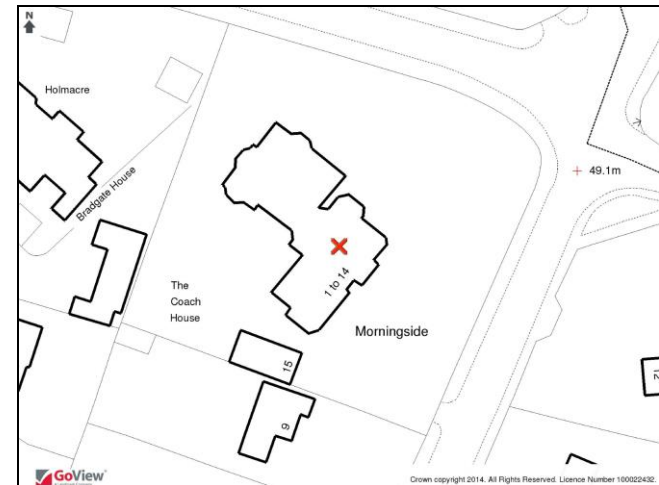


INDEPENDENT ESTATE AGENTS

location

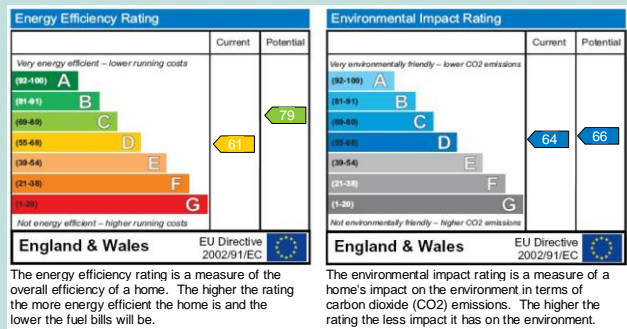


From Watersons Hale office proceed along Ashley road in the direction of Hale Station. Continue over the crossings into the continuation of Ashley Road. At the next set of traffic lights proceed straight across into Stamford Road continuing to the top and turning right at the Griffin and Stamford Arms public houses into The Firs. Take the second left turning into St. Margarets Road. At the end of St. Margarets Road turn left onto the main A56 Dunham Road. Take the second right turning into Highgate Road and the Morningside Development will be found immediately on the left hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

4 Morningside Highgate Road Altrincham, Cheshire, WA14 4QZ



A LOVELY GARDEN APARTMENT WITH SUPERBLY PROPORTIONED ROOMS IN A SUPERB VICTORIAN CONVERSION SET IN IMPRESSIVE COMMUNAL GROUNDS. 625sqft.

Hall. Living/Dining Room. Kitchen. Large Double Bedroom. Bathroom. Gated Entrance. Parking.

“ A beautifully presented Apartment ”

£170,000

in detail



A really delightful Lower Ground Floor Apartment benefitting from excavated Ground Levels and full height windows providing much natural light and situated within this impressive Converted Victorian Mansion House Development.

The property is immaculately presented throughout and enjoys superbly proportioned rooms, with the accommodation extending to approximately 625 sq ft.



Morningside enjoys ample Guest and Resident Parking facilities and stands in beautiful lawned Communal Gardens for use of all Residents, and is within reasonable walking distance of Altrincham Town Centre, its facilities and the Metrolink, with the Motorway Networks on the doorstep.

An internal inspection will reveal a tastefully appointed Apartment for a single professional or couple, or perhaps someone looking to downsize from a larger family home.

Comprising:

Communal Entrance with video entry phone system to Communal Hall with impressive staircase serving all floors. Lower Communal Hall with Private Entrance to Apartment Four.

Hall, extending to 16' in length with doors giving access to the accommodation, halogen lighting to the ceiling.

6'5" x 3'5" Storage and Airing Cupboard housing the hot water and central heating system.

14'6" x 14'3" Living and Dining Room, a superbly proportioned room with three double glazed UPVC frame windows to a light well to the front and having an attractive, York Stone Minster fireplace surround with an inset living flame coal effect gas fire. Shelving to one chimney breast recess. Halogen light fittings to the ceiling.

Opening to the Kitchen which extends to 13'3" and 10'7" at its deepest and widest points (narrowing to 6'5" and 4'10") a broadly L shaped Kitchen with space for a small breakfast table and chairs and with tiled flooring throughout, having a double glazed UPVC frame window to the rear.

The Kitchen is fitted with a range of white high gloss finish, laminate fronted units with worktops over, inset into which is a stainless steel one and a half bowl single drainer sink unit. Integrated stainless steel oven, hob with extractor fan over, built in fridge freezer and washer dryer.

15' x 9'8" Bedroom. A lovely Double Room with five almost full height double glazed UPVC frame windows to deep light wells to the rear and having flush finish doors concealing double depth wardrobes and storage cupboards with hanging rails.

The Bedroom is served by a Bathroom, well appointed with a white suite with chrome fittings, providing: a panelled bath with Victorian style mixer taps and having an independent electric shower over, pedestal wash hand basin, close coupled WC, extensive tiling to the bath and shower surround and part height of the walls, opaque double glazed UPVC frame window to the front, heated towel radiator.



Externally, the Morningside Development is approached through wrought iron, electrically operated entrance gates to a driveway providing extensive Guest and Resident Parking, with One Reserved Parking Space serving Apartment Four, located within the main Parking Area to the rear of the property.

Morningside stands in delightful Communal Gardens for use of all the Residents. The Gardens gently slope away from the building with large areas of lawn and borders profusely stocked with a variety of shrubs, bushes, substantial trees and plants, providing superb all year round screening. This provides a wonderful setting for this most impressive Development.

Approx Gross Floor Area = 636 Sq. Feet
= 59 Sq. Metres

