



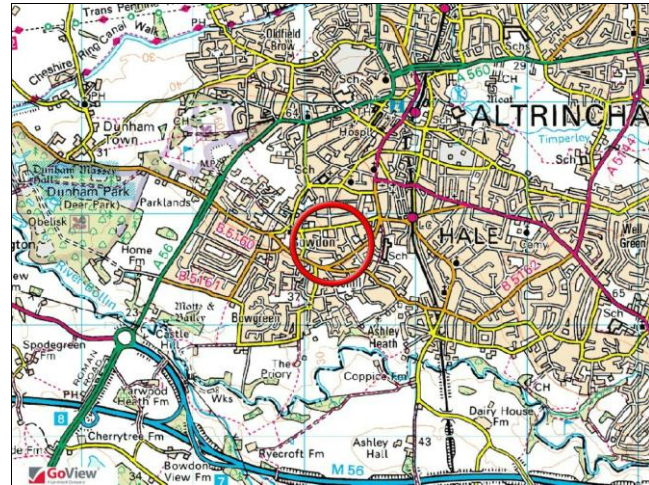
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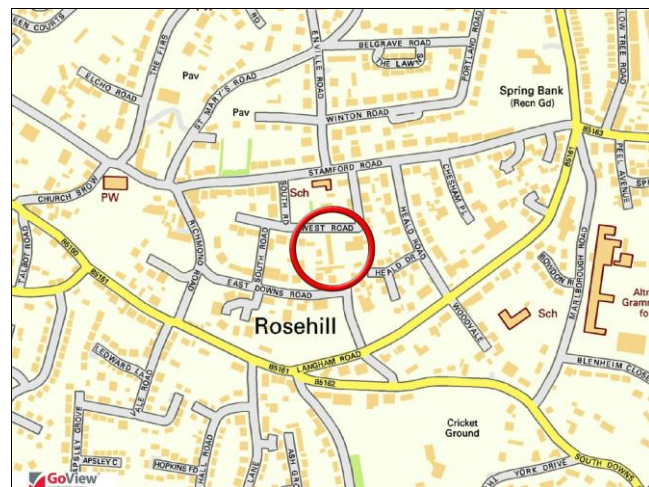


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office proceed along Ashley Road in the direction of the station passing over the level crossings, continue to the traffic lights and proceed straight over into Stamford Road. Continue up Stamford Road, taking the third left turning into West Road. Continue along the road, following the bend to the right and the Development will be found 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).

To Follow

Flat 1 Belfield House, 11 West Road Bowdon, Altrincham, Cheshire, WA14 2LE



A SUPERBLY PROPORTIONED GROUND FLOOR THREE BEDROOM APARTMENT WITH PATIO OVERLOOKING DELIGHTFUL COMMUNAL GARDENS AND GARAGE IDEALLY LOCATED ON THIS DESIRABLE ROAD. 936sqft.

Hall. WC. Living/Dining Room. Open Plan Kitchen. Three Double Bedrooms. Bathroom. Garage. Resident Parking. Gardens.

“ A superb Apartment in a popular location ”

£300,000

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.

in detail



A superbly proportioned modern Ground Floor Apartment on this quiet and desirable road in the heart of Bowdon, ideally located close to Hale Village and Altrincham Town Centre.

The property has been fully modernised to a first class standard throughout including full electrical rewiring, the incorporation of a new energy 'A' rated central heating system, LED lights throughout and very high quality Kitchen and Bathroom fittings. The property also benefits from double glazing throughout.



The property is a fantastic size, extending to some 900 sq ft with a Hall, WC/Utility, Living/Dining Room, Open Plan Kitchen, Three Double Bedrooms and a Bathroom.

Externally the property is set within delightful extensive Communal Gardens and has the valuable added feature of private outdoor space from the Living/Dining Room.

The property also benefits from a Garage in addition to Guest and Resident Parking.

Comprising:

Communal Entrance with entry phone system. Communal Hallway with a staircase rising to the First Floor and Lift. Private Entrance to Apartment 1.

Entrance Hall with built in cloaks with sliding doors. Doors lead to the living accommodation. Shaker style built in meter cupboard.

WC/Utility fitted with a modern white suite providing a WC and wash hand basin. Window to the front elevation and tiling to the walls and floor. Utility cupboard with sliding doors housing area prepared for a washing machine, tumble dryer and laundry storage.

A door leads to the 20' x 14'5" Living/Dining Room which is an excellent sized Reception Room with large, three panel sliding double glazed patio doors overlooking the Communal Gardens and providing direct access to the patio area.

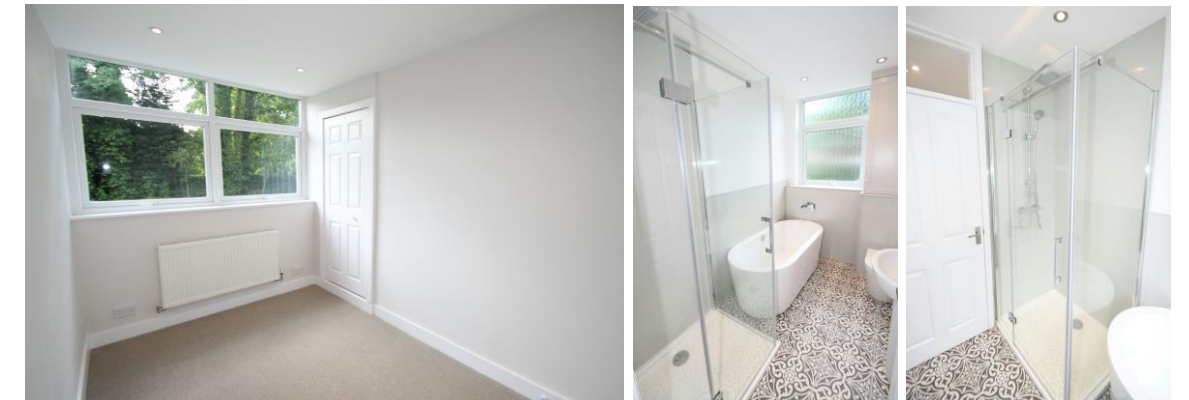
The Kitchen is fitted with a range of modern Italian designer style base and eye level units in a modern high gloss, sleek handleless design with high quality quartz worktops over, inset to which is a stainless steel sink and drainer unit with mixer tap over and splash back. Integrated new quality appliances include: a Stoves double oven, hob with extractor fan over, dishwasher, fridge and freezer. Wide window to the front elevation.

An Inner Hallway leads to the Three Double Bedrooms and Family Bathroom. LED lighting.

Principal Bedroom One extends to some 14'6" x 8'11" with modern built in triple wardrobe with sliding doors and further built in Bedroom furniture to include wardrobes, drawers and display shelves. Covered ceiling. A window overlooks the Communal Gardens.

12'10" x 9'3" Bedroom Two is another good Double Bedroom with window to the front elevation.

Bedroom Three is an excellent Third Bedroom measuring 10'9" x 7'8" with a built in wardrobe and a window overlooking the Rear Gardens.



The Bedrooms are served by the high quality Family Bathroom, fitted with a modern Italian styled white suite providing: a double ended bath with European style chrome waterfall bath filler, shower cubicle with European style chrome shower, wash hand basin and WC. There is a window to the front elevation and tiling to the walls and floor. Wall mounted boiler housed within a cupboard. New Worcester Bosch boiler within a newly installed and coordinated built in cupboard. LED lights.

Belfield House enjoys Communal Gardens which are well maintained, laid mainly to lawn with well stocked borders. This Apartment is served by a Garage in addition to Guest and Resident Parking.



Approx Gross Floor Area = 900 Sq. Feet
= 83.43 Sq. Metres

