



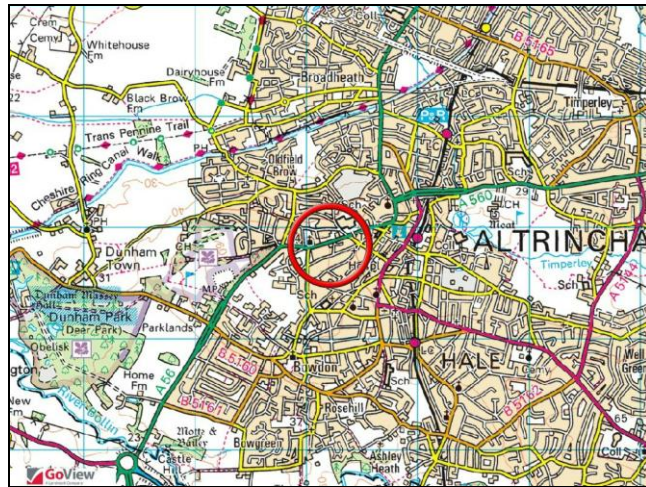
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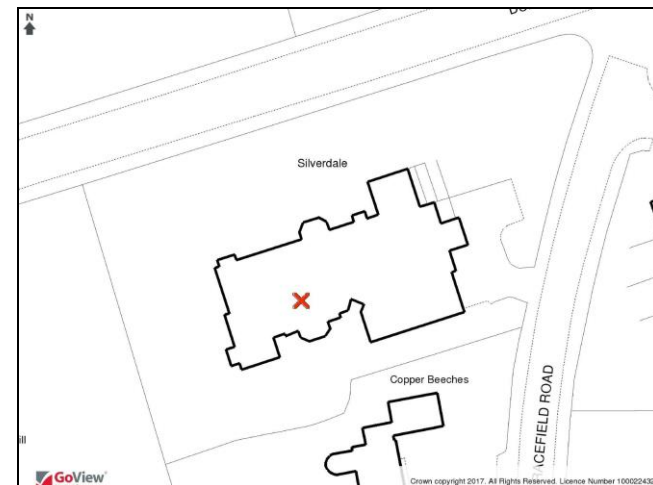
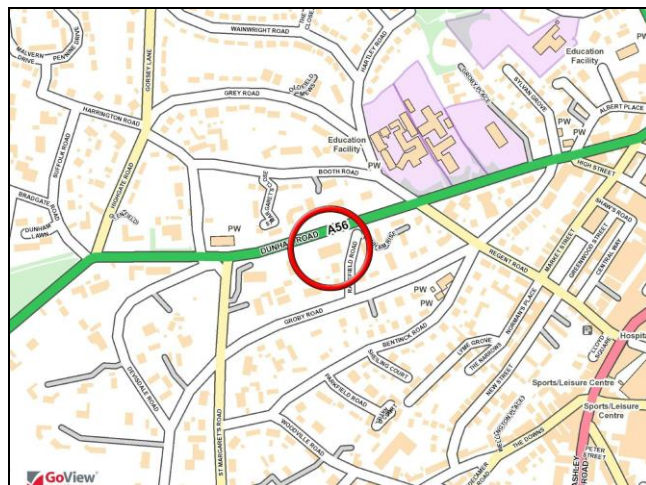


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings into the continuation of Ashley Road. At the traffic lights, proceed straight across on to Stamford Road and at the top of Stamford Road, at the Stamford Arms and Griffin Public Houses, turn right into The Firs. Proceed along The Firs and take a second left turning on to St Margarets Road. Proceed along St Margarets Road and take your second right turning into Groby Road. Proceed along before turning left into Racefield Road where the entrance to 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).

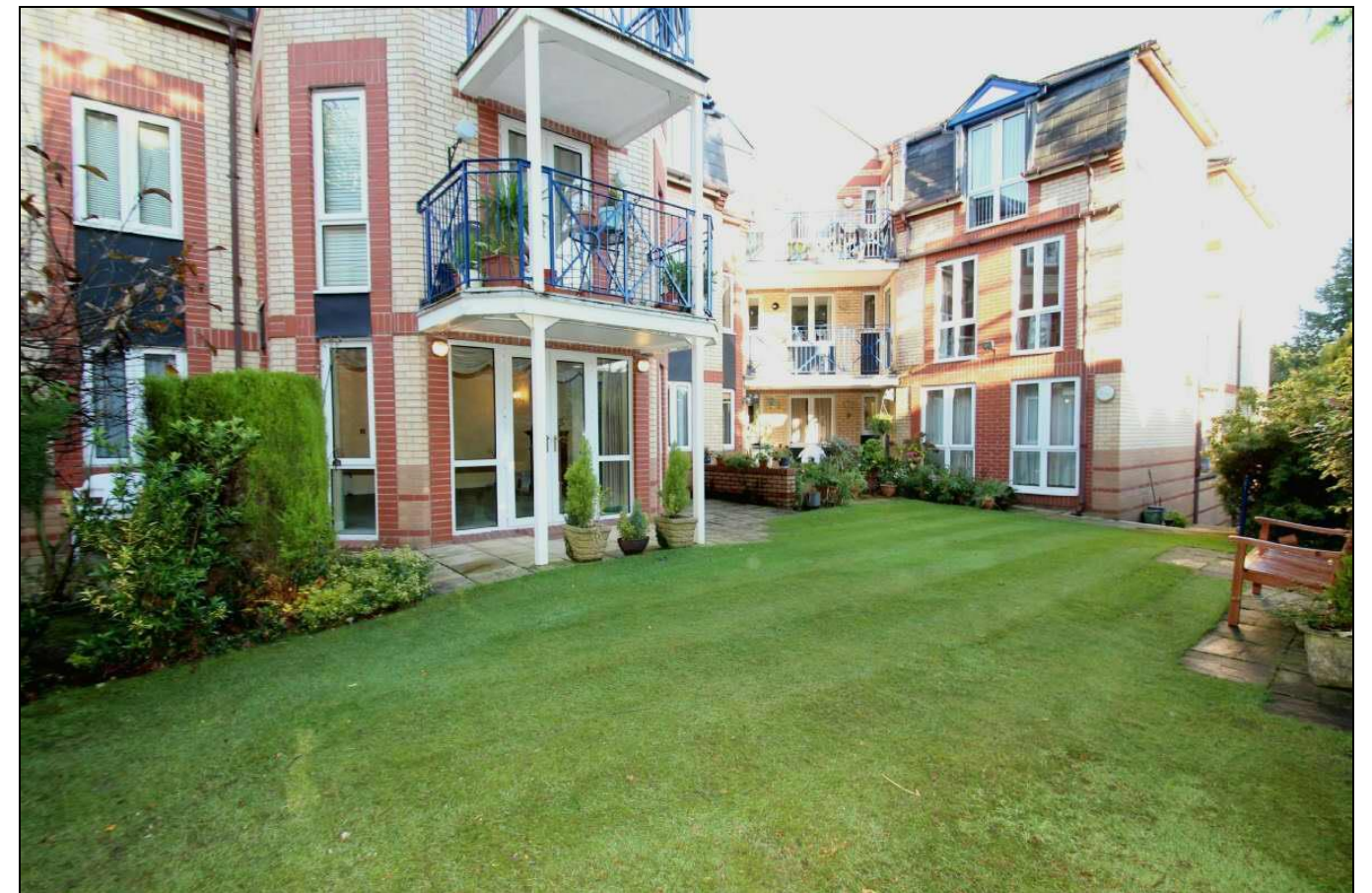
Energy Efficiency Rating		Current	Potential	Environmental Impact Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO2 emissions	A		
B				B			
C				C			
D				D			
E				E			
F				F			
G				G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			
England & Wales		69	73	England & Wales		53	58

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.

4 Silverdale, Racefield Road Altrincham, Cheshire, WA14 4AP



A SPACIOUS, WELL PRESENTED GROUND FLOOR APARTMENT WITHIN THIS DESIRABLE DEVELOPMENT A MOMENTS WALK OF ALTRINCHAM TOWN CENTRE. 728 sqft.

Hall. Living/Dining Room. Breakfast Kitchen. Two Bedrooms. Two Bath/Shower Rooms. Communal Gardens. Undercroft Parking.

“ This property is offered for sale with no chain and could be moved into with the minimum of fuss ”

Offers Over: £200,000

in detail



A well presented purpose built Ground Floor Retirement Apartment set within this impressive purpose built Development, superbly located within a moments walk of Altrincham Town Centre, its facilities and the Metrolink.

The property offers well proportioned and interestingly shaped rooms throughout and unlike many Retirement Developments, the property offers a most attractive proposition to a downsizer in view of the size of all of the rooms.



The accommodation comprises of a Living/Dining Room, Breakfast Kitchen and Two Bedrooms served by Two Bath/Shower Rooms.

Externally, the property is set within delightful landscaped Communal Gardens and there is secure Undercroft Parking with an Allocated Space for Apartment 4. A Lift accesses all floors for residents, and there is additional Guest Parking to the front of the building.

A particular feature of the property is a private covered Patio Area with direct access on to the Communal Gardens.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

First Floor Communal Entrance. Communal Hall with Lift accessing all floors.

Private Entrance to Apartment Four. Spacious Hall with entry phone system. Built in, walk in airing cupboard. Doors provide access to the Living/Dining Room, Breakfast Kitchen and Two Bedrooms. Coved ceiling.

18'8" x 12'8" Living/Dining Room, a superb room with windows and French doors overlooking and providing direct access onto a covered patio area and the delightful south facing Communal Gardens beyond. To the chimney breast there is an electric fireplace feature with marble hearth and wood surround. Coved ceiling.

12' x 7'9" Breakfast Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a double oven, electric hob with extractor fan over and a dishwasher. Coved ceiling. Breakfast bar table and chairs.

13'5" x 8'10" Bedroom One with uPVC window to the rear elevation and built in wardrobes providing ample hanging and storage space. Coved ceiling.

This room is served by an En Suite Bathroom comprising a bath with electric shower over, wash hand basin and WC. Part tiling to the walls. Coved ceiling.

11'5" x 8'5" Bedroom Two with uPVC window to the rear elevation enjoying views over the gardens and having a built in double wardrobe with ample hanging and storage space.

Shower Room fitted with a coloured suite, comprising an enclosed corner shower cubicle with glazed screen, wash hand basin and WC. Coved ceiling.



Externally, Silverdale is set within delightful landscaped lawned Communal Gardens to all sides with well stocked borders. There is Undercroft Parking providing Resident Parking, with an allocated space for Apartment 4 and additional Guest Parking to the front of the property.

Approx Gross Floor Area = 728 Sq. Feet
= 67.48 Sq. Metres

