



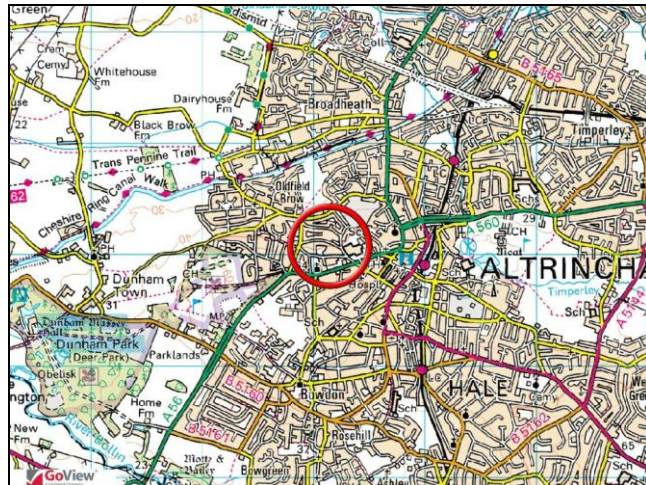
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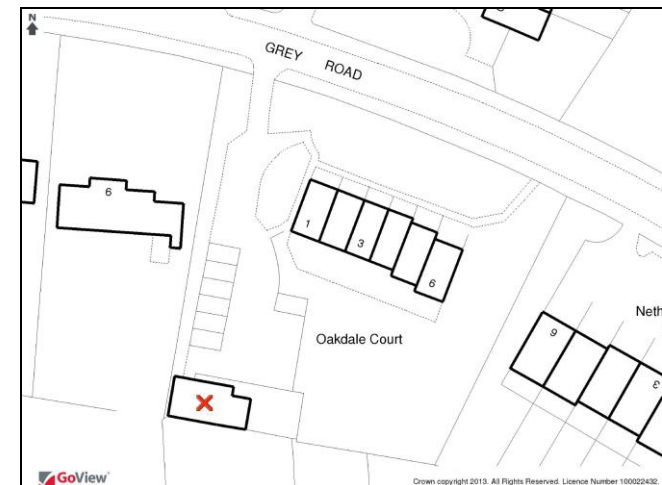
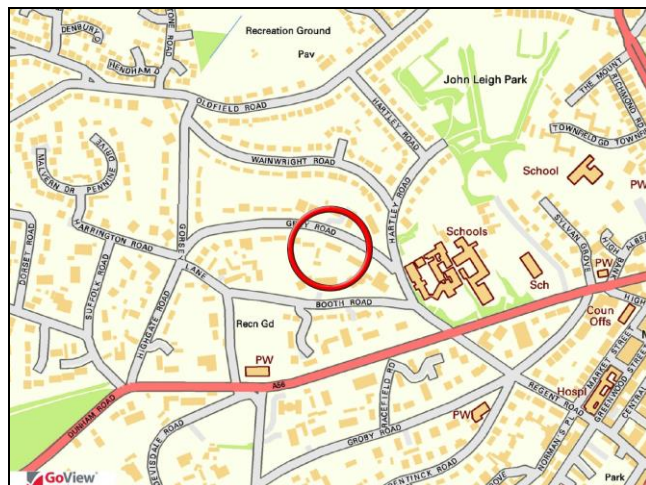


INDEPENDENT ESTATE AGENTS

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 to the end of St Margarets Road and turn right onto the A56 Dunham/Chester Road, then at the traffic lights turn left into Hartley Road. Proceed along before taking the second left into Grey Road, and the entrance to Oakdale Court will be found on the left hand side. The Old Coach House will be found adjacent to the block of Garages serving Oakdale Court.



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
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E	65	81
	F		
	G		
Not energy efficient - higher running costs			

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions	A		
	B		
	C		
	D		
	E		
	F	60	79
	G		
Not environmentally friendly - higher CO2 emissions			

England & Wales EU Directive 2002/91/EC

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.



INDEPENDENT ESTATE AGENTS

7 Oakdale Court Grey Road, Altrincham, Cheshire, WA14 4BX



AN UPDATED AND IMPROVED FIRST FLOOR APARTMENT IN A BLOCK OF ONLY TWO, WITH PRIVATE ENTRANCE, IN A DESIRABLE PART OF ALTRINCHAM. 816sqft.

29' Living/Dining Room. 13' Kitchen. Two Bedrooms. Bathroom. Resident Parking. No Chain.

Offered for sale with no chain

£240,000

in detail



An updated and improved First Floor Apartment within a small development with private entrance, enjoying a superb location in a desirable part of Altrincham within walking distance of local schools, Altrincham Town Centre, its facilities and the Metrolink.

The well presented accommodation extends to some 816 sq ft with a Living/Dining Room, Kitchen and Two Bedrooms served by a Bathroom.



Externally, the property is approached via a paved Driveway with Resident Parking.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

Comprising:

Private Entrance. A staircase rises to the First Floor. Built in cupboard with double doors with wall mounted gas central heating boiler. Built in meter cupboard.

32'2" x 15'4" (max) Living and Dining Room is an impressive double Reception Room. To the Living Area there is a window to the front and side elevation. To the Dining Area there is ample space for a table and chairs.



9'11" x 6'10" Kitchen is fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include: a stainless steel oven, four ring electric hob and extractor fan and washing machine. There is space for a fridge freezer. Halogen lighting. Window to the rear elevation. Tiled floor.

Inner Hall with access to the Two Bedrooms and Bathroom. Loft access point.

15'3" x 10'1" Bedroom One positioned to the front elevation with a range of built in wardrobes offering hanging and storage space. Coved ceiling.

9'6" x 7'10" Bedroom Two with a window to the rear elevation and inset Velux skylight window. Coved ceiling.



The Bedrooms are served by a well appointed Bathroom, fitted with a modern white suite with chrome fittings, comprising of: a shower with attachment over, wash hand basin and WC. Extensive tiling to the walls and floor. Extractor fan.

Externally the property is approached via a paved Driveway which serves Oakdale Court and parking can be found on the right hand side.



Approx Gross Floor Area = 816 Sq. Feet
= 75.64 Sq. Metres

