



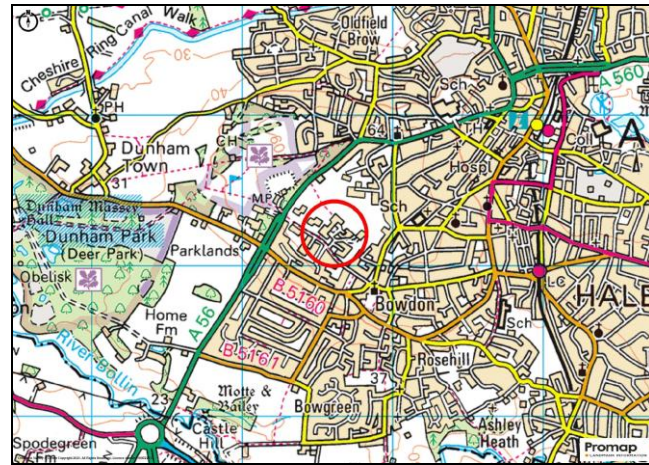
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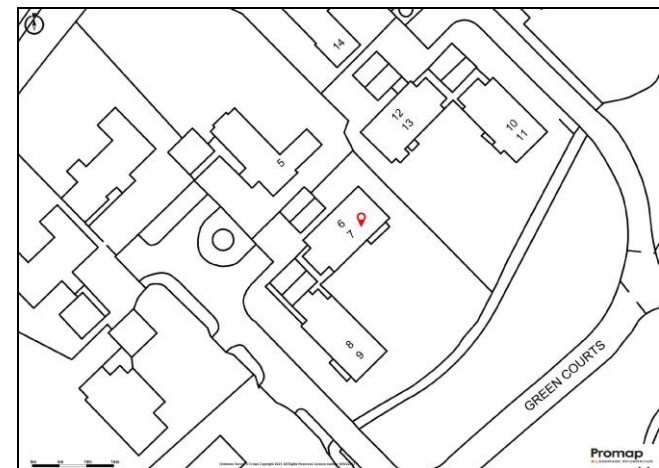
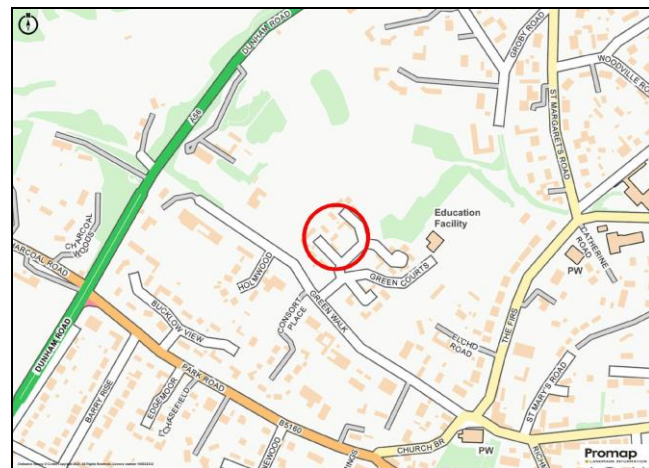


INDEPENDENT ESTATE AGENTS

location

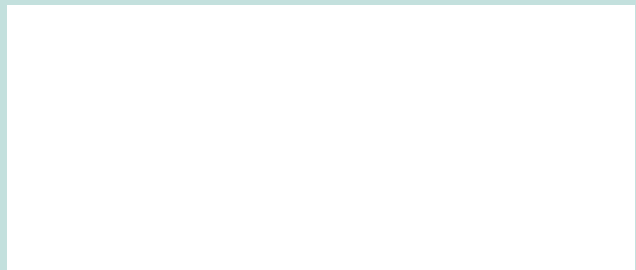


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings into the continuation of Ashley Road. At the traffic lights, continue straight across into Stamford Road towards The Griffin and Stamford Arms Pubs and Bowdon Church. At the church, proceed straight across into Green Walk. Proceed along Green Walk, turning right into Green Courts. Follow the road to the left, then proceed along to the end, bearing left again, where the property will be found on the right 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 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

6 Green Courts, Green Walk Bowdon, Altrincham, Cheshire, WA14 2SR



A SUPERBLY APPOINTED GROUND FLOOR APARTMENT WITH DIRECT GARDEN ACCESS, LOCATED IN A POPULAR DEVELOPMENT ON THE FRINGE OF THE DEVIDSALE. 1305sqft. NO CHAIN!

Hall. Guest WC. 370sqft Living and Dining Room with two sets of French doors on to the Garden. Stylish Kitchen. Three Bedrooms. Refitted Bathroom. Driveway. Garage. South Facing Patio.

“ This superbly styled Apartment is ready to move into with the minimum of fuss ”

£525,000

in detail



A superbly appointed, updated and improved Ground Floor Apartment within this desirable, purpose built Development and benefitting from having direct access to its own South facing Patio enjoying lovely views across the Communal Gardens.



The Green Courts Development was designed to provide a mix of substantial Detached family homes and Apartments in blocks of just two properties, with each Apartment having its own front door and as such these Apartments feel more like a 'house within a house' as opposed to an Apartment.

The location is supremely convenient approximately midway between Hale Village with its range of fashionable shops, eateries and bars and within walking distance of Altrincham Town Centre, with the popular Market Quarter and the Metrolink.

The setting of the property is particularly attractive within lawned Communal Gardens and mature trees on site and is located on the fringe of the Devisdale. In addition, walks across Dunham Forest Golf Club towards Dunham Park are literally on the doorstep.

The Apartment has been updated and improved with excellent specification Kitchen and Bathroom fittings and provides a 370 square foot Open Plan Living and Dining Room with two sets of French doors onto the Gardens and a refitted Kitchen. There are Three Bedrooms, one currently utilised as a Home Study, served by a stylishly appointed Bathroom and Guest WC.

Externally, there is a Driveway and a Garage positioned directly adjacent to the entrance of the property.

A perfect downsizers Apartment, offered for sale with no chain!

Comprising:

Covered Porch with Private Entrance to the Hall with cloaks cupboards and doors to the accommodation.

Guest WC is stylishly appointed with a white suite and chrome fittings of wall hung WC and wash hand basin. Extensive tiling to the full height of the walls. Plate glass vanity mirror with concealed LED lighting. Window to the side.

370 square foot Living and Dining Room. A fabulous Open Plan space with French doors and full height window from the Living Area giving access to and enjoying an aspect of the South facing Patio and beautiful Communal Gardens beyond. Further French doors from the Dining Area also lead outside.

Kitchen with a window overlooking the Gardens and superbly styled with a range of white, high gloss laminate finish units with worktops over, with inset sink unit. Integrated stainless steel oven, halogen hob and fridge freezer.

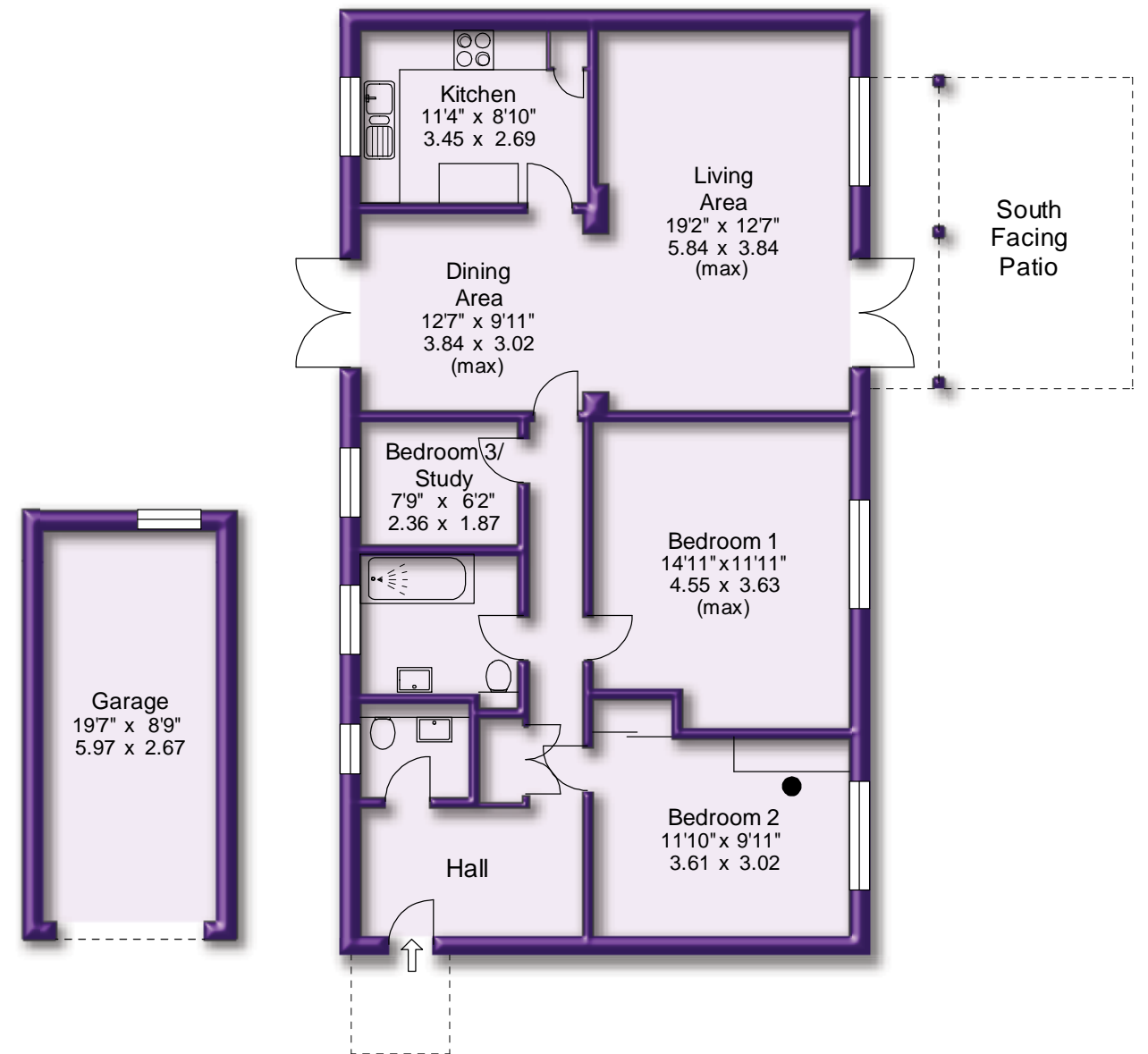
Principal Bedroom One enjoying a lovely Garden view.

Bedroom Two also overlooking the Gardens and with built in wardrobe and dressing table.



Approx Gross Floor Area = 1305 Sq. Feet
(inc. Garage) = 121.2 Sq. Metres

Approx Gross Floor Area = 1132 Sq. Feet
(exc. Garage) = 105.1 Sq. Metres



in detail





Bedroom Three with a Garden aspect and currently utilised as a Home Office.

The Bedrooms are served by the stylish Family Bathroom fitted with a white suite and chrome fittings providing a bath with shower over and plate glass shower screen, wall hung vanity units wash hand basin with toiletry cupboards above and below and concealed LED lighting, wall hung WC. Extensive tiling to the full height of all walls. Window to the side. Chrome ladder radiator.



Externally, a Driveway adjacent to the Apartment leads to the Single Garage, being the right hand Garage in a block of two.

Two sets of French doors from the Living and Dining Room open up to the Communal Gardens and in particular to a Private South facing paved Patio Area which is for the exclusive use of this Apartment.

The Patio area overlooks the beautiful Communal Gardens which are laid to a large expanse of lawn with laurel hedge enclosure and with a significant number of mature trees within the boundaries of the Communal Gardens and beyond providing a most attractive outlook.

UPVC double glazing. Gas central heating.

