



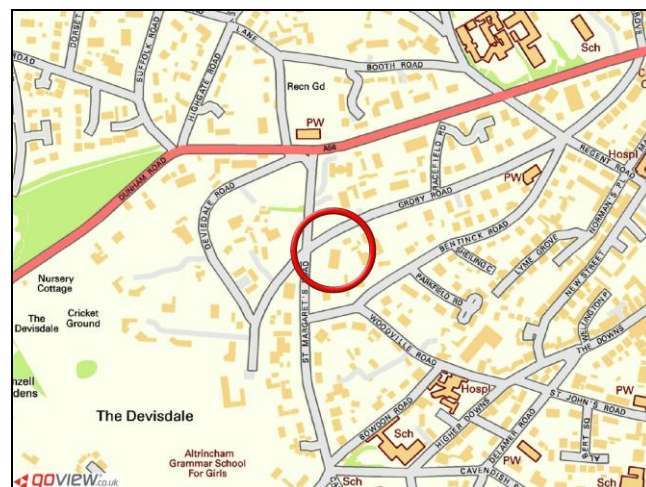
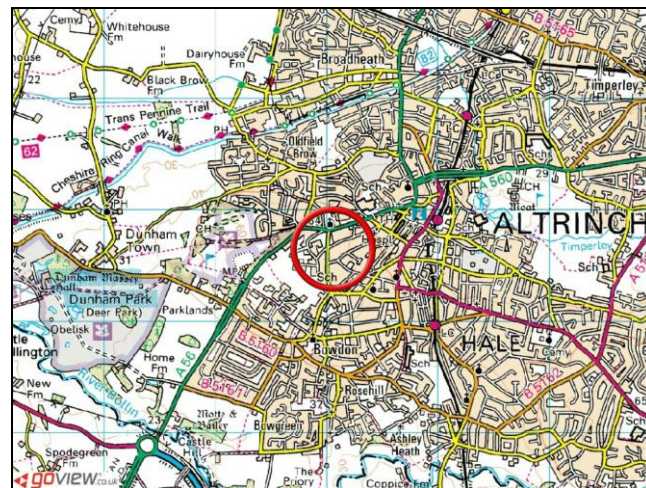
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INDEPENDENT ESTATE AGENTS

location

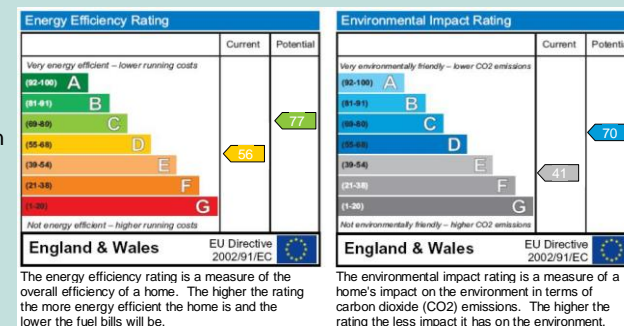


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings into the continuation of Ashley Road. At the traffic lights, proceed straight across on to Stamford Road and at the top of Stamford Road, at the Stamford Arms and Griffin Public Houses, 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 onto Groby Road where the entrance leading to the property will be found on 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.

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## 5 The Crossways Groby Road Altrincham, Cheshire, WA14 2BQ



**AN UPDATED GROUND FLOOR APARTMENT, MORE LIKE A HOUSE WITH ITS OWN FRONT DOOR AND FEATURING A SUBSTANTIAL COURTYARD GARDEN. 676sqft.**

Halls. Open Plan Living Room and Dining Kitchen. Two Double Bedrooms. Shower Room/Utility.

“A unique Apartment in a great location”

£290,000

# in detail



A most individual Ground Floor Maisonette Apartment being one of just two Apartments forming what was originally the Coach House serving The Crossways (the adjacent Victorian property) and uniquely featuring its own substantial cobbled Courtyard Garden.



As such the property has its own private front door as opposed to a Communal Entrance and has patio doors from the principal living space directly onto the Courtyard Garden.

The property is most attractive in design, being stone built under a slate roof and is well set back from the road affording a high degree of privacy and seclusion, yet at the same time is within short walking distance of Altrincham Town Centre, its facilities and the Metrolink.

With recently upgraded Kitchen and Shower Room fittings, this property is literally ready to move into with the minimum of fuss.

Comprising:

Pedestrian access via the driveway serving Beechways to a pathway to the left of the Garage block, through the Courtyard to the Apartment Entrance.

Entrance door with fanlight window above to the Entrance Vestibule with wood finish door to the Open Plan Hall, leading directly into the Open Plan Living Room and Dining Kitchen. Further access to the Bedrooms, Shower Room and Utility.

Open Plan Living Room and Dining Kitchen, a superb broadly L shaped living space with double glazed uPVC frame sliding patio doors from the Living and Dining Area giving access to and enjoying an aspect of the Courtyard Garden. Wood flooring.

The Kitchen Area is fitted with an extensive range of base units with solid wood worktops over, inset into which is a sink and drainer unit. Halogen lighting inset into the ceiling.

Bedroom One with two with double glazed timber-framed windows looking through to the Courtyard Garden.

Bedroom Two with a double glazed timber-frame window overlooking the Courtyard Garden.

The Bedrooms are served by the well appointed Shower Room, refitted with a contemporary design suite in white with chrome fittings, providing a separate shower, wash hand basin, WC, toiletry ledge with large plate glass vanity mirror over, chrome finish halogen lighting to the ceiling, extensive tiling to the walls and floor and an opaque double glazed timber-frame window to the side. Utility Area

The fantastic Courtyard Garden is principally laid to cobbles and paved Patios enclosed with tall brick walling, enjoys a broadly South facing and therefore sunny aspect and affords a high degree of privacy. Overall the main Courtyard Area extends to approximately 50' x 24' with a further area returning to approximately 18' x 12'.

A most individual property that really does need to be seen to be appreciated.



Approx Gross Floor Area = 676 Sq. Feet  
(Exc Entrance to Number 6) = 62.80 Sq. Metres

