



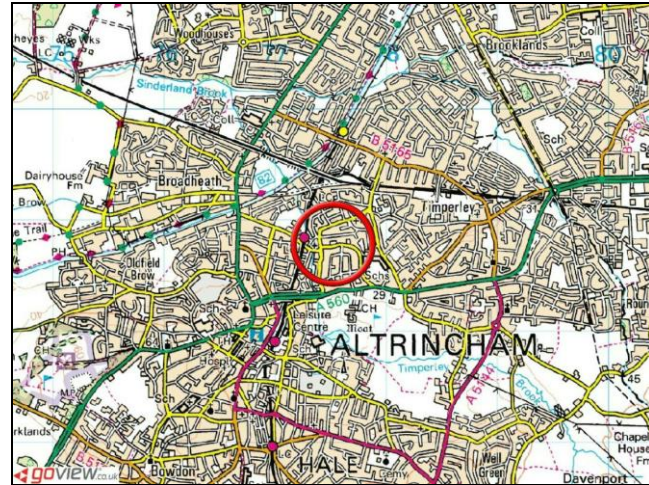
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

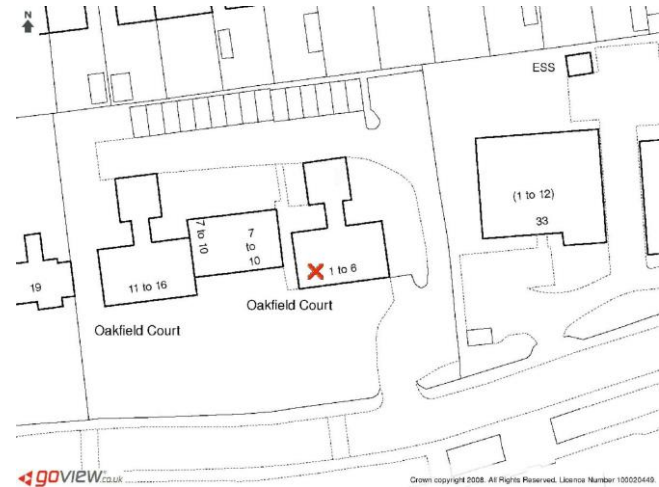


INDEPENDENT ESTATE AGENTS

# location

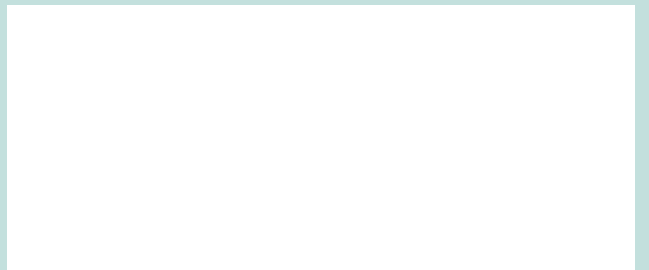


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the railway station and turn right at the next set of traffic lights onto Woodlands Road and the Woodlands Parkway flyover. At the traffic lights turn left on to Woodlands Parkway itself and continue to the mini roundabout. Turn right onto Wellington Road 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).



**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

## 2 Oakfield Court Wellington Road Timperley, Altrincham, Cheshire, WA15 7RF



**A GROUND FLOOR APARTMENT WITH PATIO AREA AND DIRECT GARDEN ACCESS CLOSE TO ALTRINCHAM AND TIMPERLEY CENTRES AND METROLINK. 780sqft.**

Hall. Living/Dining Room. Breakfast Kitchen. Two Bedrooms. Bathroom. Garage. Guest/Resident Parking. Communal Gardens. No Chain.

“ Offered for sale with no chain ”

**£220,000**

# in detail



A superbly proportioned Ground Floor Apartment in this modern purpose built Development in a block of only six, perfectly positioned within walking distance of Altrincham Town Centre, its facilities and the Metrolink at Altrincham and Navigation Road.

The property extends to some 777 sq ft providing a Hall, Living/Dining Room and Breakfast Kitchen served by Two Double Bedrooms and a spacious Bathroom.



A particular feature of the property is that it enjoys direct Garden access with sliding patio doors from the Living/Dining Room opening onto a Patio Area and the Communal Gardens beyond.

Externally, there is Resident and Guest Parking in addition to a Single Garage serving Flat 2 and Oakfield Court is set within well maintained Communal Gardens.

Comprising:

Communal Entrance. Communal Hall with Private Entrance to Flat 2.

L-Shaped Hall with doors providing access to the Living and Bedroom Accommodation. Entry phone system.

Living and Dining Room is a spacious Reception Room with wide uPVC double glazed floor to ceiling patio doors enjoying views over and providing access to the delightful Communal Gardens to the front.

Breakfast Kitchen fitted with an extensive 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 splashback. Integrated appliances include a stainless steel double oven, four ring gas hob with extractor fan over and there is space and plumbing for additional appliances. Floor mounted gas central heating boiler. Double glazed uPVC window enjoying views over the Communal Gardens to the front.

From the Hall there is access to Two Double Bedrooms and a spacious Bathroom.

Bedroom One is a superbly proportioned room with wide uPVC double glazed window enjoying views over the Gardens to the rear.

Bedroom Two is another Double Bedroom with uPVC double glazed window to the rear elevation enjoying views over the Communal Gardens.

The Bedrooms are served by a spacious Bathroom, fitted with a modern white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC with built in storage. Tiling to the walls. Built in airing cupboard with water tank.

Externally, there is a Single Garage in addition to Guest and Resident Parking. Oakfield Court is set within well maintained Communal Gardens.



Approx Gross Floor Area = 777 Sq. Feet  
= 72.1 Sq. Metres

