



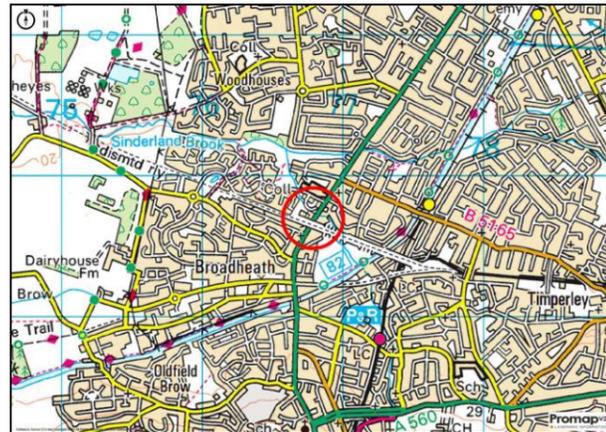
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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

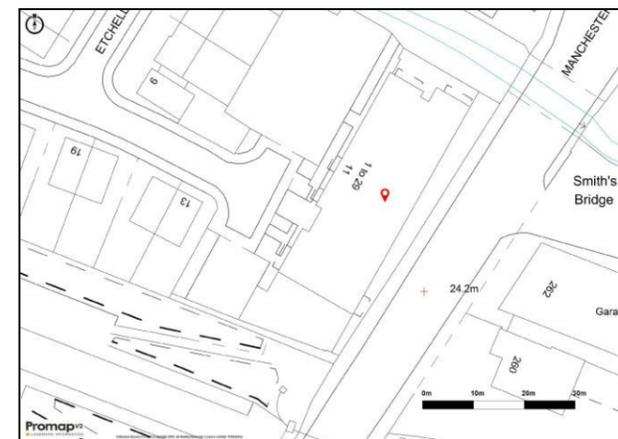
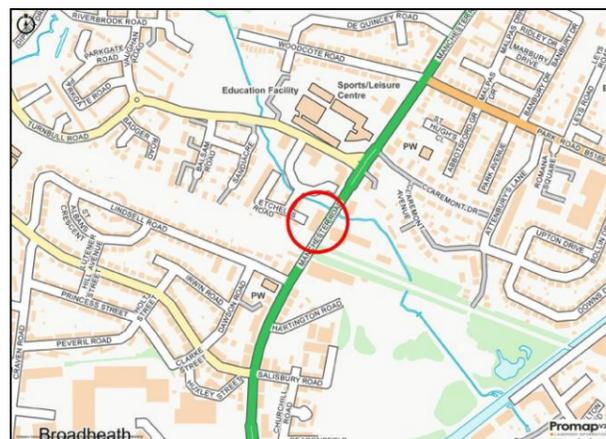


INDEPENDENT ESTATE AGENTS

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 train and bus station. At the next set of traffic lights continue straight across Barrington Road. Continue along to the next traffic lights and then turn right into Manchester Road. Continue along through three sets of traffic lights, past Sinderland Road and then take the third turn on the left just before South Trafford College onto Stamford Brook Road. Take the first left turn into Etchells Road and the Development will be found after a short distance.



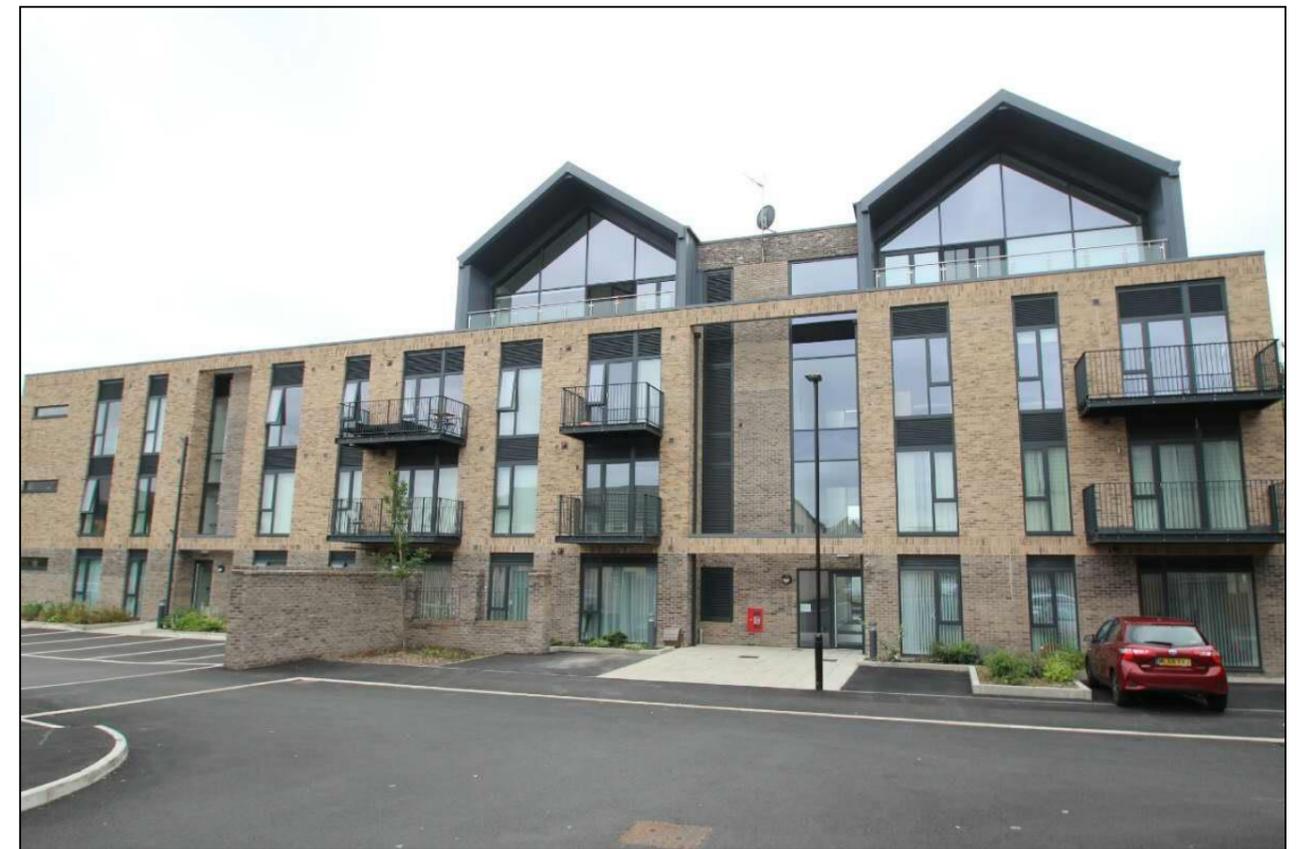
energy efficiency

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	(92-100) A			Very environmentally friendly - lower CO2 emissions	(92-100) A		
(81-91) B				(91-91) B			
(69-80) C				(88-90) C			
(55-68) D				(80-87) D			
(39-54) E				(71-79) E			
(21-38) F				(55-70) F			
(1-20) G				(1-54) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			
England & Wales				England & Wales			
	EU Directive 2002/91/EC				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.

Apartment 27, 11 Etchells Road Altrincham, Cheshire, WA14 5AA



A BEAUTIFULLY PRESENTED SECOND FLOOR APARTMENT WITH COMMUNAL GARDEN IN THIS POPULAR LOCATION CLOSE TO THE METRO AND ALTRINCHAM TOWN CENTRE. 489sqft.

Hall. Storage. 13' Living/Dining Room. 9' Kitchen. 16' Double Bedroom. Bathroom. Resident Parking.

“ A first class Apartment ”

£160,000

in detail



A beautifully presented "nearly new" Second Floor Apartment in a popular location, well positioned for easy access on the A56 to Manchester City Centre travelling north, and Altrincham Town Centre travelling south, and is within easy reach of the Metrolink System on Park Road in Timperley.



The property is beautifully presented with good specification Kitchen and Bathroom fittings and is ready to move into with the minimum of fuss.

The accommodation enjoys well proportioned rooms extending to some 489 sqft comprising a Hall, Living/Dining Room, Kitchen served by a Bedroom and Bathroom.

Externally, there is allocated Resident parking in addition to a Communal Garden.

Comprising:

Communal Entrance leading to a Communal Hallway with a staircase and Lift rising to the Upper Floors. Second Floor Communal Landing with Private Entrance to Apartment 27.

Entrance Hall with doors providing access to the Living and Bedroom Accommodation. Intercom system. Built in storage cupboard with ventilation system.

Open Plan Live In Dining Kitchen with floor to ceiling window to the front elevation.

To the Kitchen Area there is range of white high gloss base and eye level units with concealed lighting and worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel Bosch oven, five ring gas hob with extractor fan over, fridge, freezer, dishwasher, washing machine and tumble dryer. Wall mounted gas central heating boiler housed within the units. LED lighting.

The Bedroom is a well proportioned room with floor to ceiling window to the front elevation and there is ample space for bedroom furniture.

The Bedroom is served by a Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. LED lighting. Chrome heated towel rail.

Externally, there is an allocated Parking space for Apartment 27. The Apartments enjoy the use of well maintained Communal Gardens laid to lawn with patio area.



Approx Gross Floor Area = 489 Sq. Feet
= 45.33 Sq. Metres

