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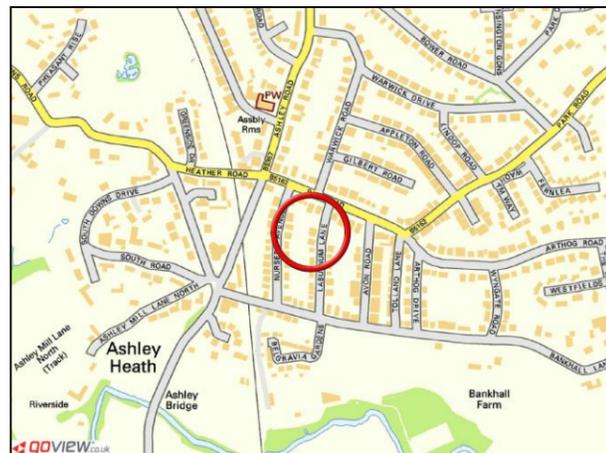


INDEPENDENT ESTATE AGENTS

# location

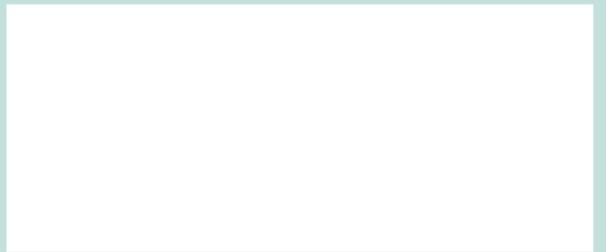


From Watersons Hale Office proceed along Ashley Road in the direction of St Peter's Church and take the fourth left turning in to Park Road. Take a right turning into Laburnum Lane and the property will be found towards the end of the road, on the left hand side.



## 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

# 3 Laburnum Court Laburnum Lane Hale, Altrincham, Cheshire, WA15 0JS



**AN APPEALING, SUPERBLY POSITIONED FIRST FLOOR APARTMENT WITH PRIVATE ENTRANCE, WITHIN WALKING DISTANCE OF HALE VILLAGE. 966SQFT.**

Hall. Lounge. Dining Kitchen. Two Double Bedrooms. Bathroom. Parking. Communal Gardens. Private Patio. Garage. No Chain.

*“ A lovely Apartment – offered for sale with no chain ”*

**£375,000**

# in detail



A wonderful opportunity to acquire a most appealing First Floor Flat within a small and unique Development of just Four properties, positioned on this most desirable road within walking distance of Hale Village.

The well presented property enjoys its own Private Entrance Door as opposed to a Communal Entrance and has its own Parking, Garage and Patio Area in addition to Communal Gardens, making it feel very much like a 'house within a house' as opposed to a flat.



Standing in lovely Communal Gardens, enjoying a West facing aspect for use of all four residents, the property would be equally suitable for a single person, couple of downsizer alike.

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

Comprising:

Ground Floor Side Entrance to Entrance Hall, with staircase to the First Floor Landing with cloaks and airing cupboards off and entry phone point. Loft access point to a large loft area.

15'5" x 11'10" Lounge with a wide bow window enjoying an attractive aspect to the front and having an Adam style fireplace surround with inset, living flame gas fire. Coved ceiling.

A door leads through to the 16'3" x 8'6" Dining Kitchen, with a window to the front and fitted with a range of cream coloured base and eye level units with concealed lighting and worktops over inset into which is a stainless steel one and half sink and drainer unit and mixer tap over. Integrated appliances include a stainless steel double oven, hob and extractor fan, microwave, washing machine and dishwasher. A door conceals a large, walk in storage and pantry cupboard. Chrome finish halogen lighting.

There are Two excellent Double Bedrooms, both overlooking the Communal Gardens to the rear. 15'1" x 13'2" (max) Principal Bedroom One, with a wide window overlooking the Rear Gardens and having floor to ceiling, mirror fronted sliding doors concealing built in wardrobes. There is potential within this bedroom to create an En suite shower room should the incoming purchaser wish to do so.

11' x 10'11" (max) Bedroom Two with a window overlooking the Gardens and having floor to ceiling, mirror fronted sliding doors concealing built in wardrobes.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings providing a bath with thermostatic shower with dual attachments over and glazed screen, wash hand basin and WC. Chrome finish heated towel radiator. Tiling to the walls and floor. Chrome finish lighting.

Externally, the property enjoys Off Street Parking for a number of vehicles to a block paved Driveway that returns down the side of the house, leading to the Detached Single Garage, brick built with an 'up and over' door.

The Communal Gardens to the property are a delightful feature, laid principally to lawn interspersed with stocked flowerbeds and enjoying mature trees, providing excellent all year round screening. The Gardens are for the use of all the residents.

PRIVATE PATIO AREA

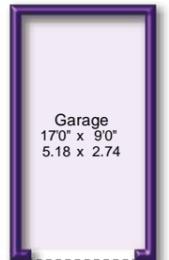


Positioned to the rear of the Garage is a small Patio and lawn area, reserved exclusively for Apartment 3. The Gardens enjoy a West facing aspect and therefore enjoy the afternoon and evening sun.

A wonderful opportunity to acquire a lovely flat, which is offered For Sale with No Chain.



Approx Gross Floor Area = 966 Sq. Feet  
(inc. Garage) = 89.7 Sq. Metres



Ground Floor

